

ORDINANCE NO. 1089

ORDINANCE APPROVING THE TWELFTH AMENDMENT TO THE NORTHWEST ROCKLIN ANNEXATION AREA GENERAL DEVELOPMENT PLAN, REPLACING AND SUPERSEDING ORDINANCE 1060 AND RETAINING ORDINANCE 932, AND REZONING MULTIPLE SITES IN THE WHITNEY RANCH / SUNSET RANCHOS PLANNING AREA

(Whitney Ranch Phase III Subdivision / PDG2017-0004 and Z2017-0005)

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

Section 1. Findings.

A. The General Development Plan for the North West Rocklin Annexation Area was originally approved by Ordinance 858 by the City Council of the City of Rocklin on July 23, 2002 and subsequently amended by City Ordinances, 882, 884, 898, 892, 932, 941, 991, 1000, 1014, 1041, 1055 and 1060 (the “**General Development Plan**”). Ordinance 1055 focused on Exhibit C of the General Development Plan and consolidated a series of ordinances pertaining to that section (i.e. 941, 991, 1000, 1014, and 1041) to create a new version of Exhibit C. Ordinance 1060 amended the Trip Caps within the General Development Plan and replaced and superseded Ordinances 941 and 1055 and retained Ordinance 932. The components/chapters of the General Development are comprised of the following:

Chapter 1. The North West Rocklin General Development Plan “**Zoning Map**”, adopted as Exhibit A, and all amendments incorporated into and reflected on the Official Zoning Map of the City of Rocklin.

Chapter 2. The “**Conditions of Approval**” adopted as Exhibit B;

Chapter 3. The General Development Plan Zoning and Development Standards, adopted and referred to as Exhibit C, “**Zoning and Development Standards**”; and

Chapter 4. The **Public Facilities Financing and Phasing Plan**, incorporated by reference as Chapter 4, adopted and/or amended through Ordinance 884, 898 and superseded by Ordinance 932. The most current version of the Public Facilities Phasing and Finance Plan was adopted by Ordinance 932.

B. General Development Plan Amendment (PDG2017-0004) modifies Chapter 1 (Exhibit A) in specific locations known as Whitney Ranch/Sunset Ranchos Units 1A, 1B, 42, 44A, 44B and 55C and supersedes all prior versions of Chapters 2 through 3 in the General Development Plan for North West Rocklin also referred to as Exhibits B through C in their entirety.

C. General Development Plan Amendment (PDG2017-0004) retains and incorporates by reference the North West Rocklin Annexation Area Public Facilities Financing Plan 2008 Update, prepared by Economic and Planning Systems, Inc. dated April 22, 2008, and previously adopted as Ordinance 932.

D. The proposed General Development Plan Amendment and Rezone (PDG2017-0004 and Z2017-0005) are consistent with the concurrent General Plan Amendment (GPA2017-0003) and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

E. The areas within the General Development Plan Amendment (PDG2017-0004) are physically suited to the uses authorized in the proposed General Development Plan Amendment and Rezone.

F. The proposed General Development Plan and Rezone (PDG2017-0004 and Z2017-0005) are compatible with the land uses existing and permitted on the properties in the vicinity.

G. The land uses, and their density and intensity, allowed in the proposed General Development Plan Amendment and Rezone (PDG2017-0004 and Z2017-0005) are not likely to create serious health problems or create nuisances on properties in the vicinity.

H. The City Council has considered the effect of the proposed General Development Plan Amendment and Rezone (PDG2017-0004 and Z2017-0005) 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. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Approval. The City Council of the City of Rocklin hereby approves the general development plan and zoning in the form as shown on Exhibits A, B, and C attached hereto and incorporated by reference herein.

Section 4. Environmental. The proposed Whitney Ranch Phase III project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the North West Rocklin Annexation EIR, approved and certified by City Council Resolution No. 2002-230. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Whitney Ranch Phase III project is required, nor should be conducted, since the Whitney Ranch Phase III project is within the scope of the Northwest Rocklin Annexation EIR which adequately describes these activities for purposes of CEQA for the following reasons:

A. No new significant environmental effects nor any substantial increase in the severity of previously identified significant effects will occur from the Phase III project;

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

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

i) That the project will have one or more significant effects not discussed in the previous EIR or negative Declaration;

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

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

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

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

Section 6. Effective Date. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of 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 February 13, 2018, by the following vote:


AYES:	Councilmembers:	Janda, Yuill, Gayaldo, Patterson, Broadway
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on February 27, 2018, by the following vote:

AYES:	Councilmembers:	Patterson, Janda, Gayaldo, Yuill, Broadway
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


Ken Broadway, Mayor

ATTEST:


Barbara Ivanusich, City Clerk

First Reading: 2/13/18
Second Reading: 2/27/18
Effective Date: 3/29/18

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EXHIBIT A

Whitney Ranch Phase III Subdivision (PDG2017-0004 and Z2017-0005)

Zoning Map

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EXHIBIT B

Whitney Ranch Phase III Subdivision (PDG2017-0004 and Z2017-0005)

Conditions of Approval for the North West Rocklin General Development Plan

EXHIBIT B

CONDITIONS OF APPROVAL FOR THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN

The following conditions of approval are adopted as a part of the Northwest Rocklin Area General Development Plan ("NWRA GDP" or "GDP"), and unless expressly stated otherwise, shall apply throughout the GDP Area. The term "Subsequent Entitlements" shall mean discretionary and ministerial land development entitlements which are necessary or desirable for development of the GDP Area as contemplated by this GDP. Subsequent Entitlements include, but are not limited to, tentative and final parcel and subdivision maps, subdivision improvement agreements, conditional use permits, grading permits, and building permits.

If inconsistencies occur between the provisions of the Conditions of Approval to the NWRA GDP and the Zoning and Development Standards of the NWRA GDP, the provisions of the Conditions of Approval shall control.

A. GENERAL

1. Applications for Subsequent Entitlements shall include field surveys which physically delineate the boundaries of wetlands, riparian, areas, archaeological sites, and open space areas on the site of the proposed project for verification by the City or other responsible agencies, unless a survey has already been conducted in a timely and acceptable manner.
2. All projects shall be evaluated subject to the provisions of the Design Guidelines. (DR-2002-06; Resolution 2002-233)

The Northwest Rocklin Design Guidelines and all amendments that may be adopted shall be incorporated by reference into the project's Covenants, Conditions and Restrictions (CC&Rs) and shall include language indicating that the Guidelines are available in the City of Rocklin Community Development Department office.

3. The Sunset Ranchos Planning Area shall participate in any single-family residential design review process that is adopted by the City of Rocklin.

B. LAND USE

Projects proposed within the Highway 65 Corridor Planning Area shall be designed to provide sufficient right of way to promote logical and efficient vehicular circulation throughout the area and include design features to minimize noise and visual impacts on the project from the highway interchange improvements.

C. TRANSPORTATION/CIRCULATION

1. Development under Subsequent Entitlements shall be subject to payment of the regional transportation fees adopted by the South Placer Regional Transportation Authority (SPRTA).
2. Applications for Subsequent Entitlements shall coordinate with the City and Placer County Transit (PCT) to ensure that transit services are in place as needed to serve demand from new development.
3. Applications for tentative maps proposed for sites designated with a school overlay shall include a revised traffic study, as necessary, to ensure that the change to residential use will not violate City service level policies. The study shall indicate any necessary traffic mitigation measures in future development plans to reduce impacts to less-than-significant levels.
4. Parcel size, location, and site design of school sites shall provide adequate parking for students, staff, faculty, and visitors to minimize on street parking and parking in residential neighborhoods.
5. The median width for Whitney Ranch Parkway shall be 20 feet between the Whitney Ranch Parkway/SR 65 Interchange and University Avenue to accommodate a City Secondary Entryway Sign as adopted by the Rocklin City Council.
6. The median width for Wildcat Boulevard shall be 14 feet to accommodate the placement of a City of Rocklin Minor Entryway Sign in the vicinity of the transition between Wildcat Boulevard and Lincoln Parkway.
7. Bus turnouts shall be provided throughout the project area as determined by the City Engineer.
8. Construction traffic associated with development of the Sunset Ranchos Planning Area shall utilize Highway 65 to the fullest extent possible to access the site. An alternative route that is acceptable to the City includes Highway 65 to Sunset Boulevard to West Stanford Ranch Road to Wildcat Boulevard. These routes are to be used by both heavy equipment and individual construction workers. Some limited construction access through Park Drive for major delivery of materials and equipment or other special activities may be permitted subject to approval in advance by the City of Rocklin Public Works Director. Information regarding these restrictions and requirements shall be included in all improvement plans and contractor agreements.

D. AIR QUALITY

1. As a condition of City approval of any grading activity within the North West Rocklin Area, the applicant for grading approval shall first submit a construction emission/dust control plan to and receive approval by the Public Works Director, City Engineer, and the Placer County Air Pollution Control District (PCAPCD). The plan shall specify measures to reduce dust pollution during all phases of construction. The measures shall be included as notes within the Grading or Improvement Plans for the project. The measures may include the following:
 - a. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
 - b. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
 - c. All trucks leaving the site shall be washed off to eliminate dust and debris.
 - d. All construction equipment shall be maintained in clean condition.
 - e. All exposed surfaces shall be revegetated as quickly as feasible.
 - f. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
 - g. Water or dust palliatives shall be applied on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
 - h. No open burning of any kind shall be allowed.
 - i. Contractors' construction equipment shall be properly maintained and tuned during construction activity.
 - j. Contractors shall use low emission mobile construction equipment where possible.
 - k. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission Limitations.
 - l. The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will

be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

- m. Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:

175 hp	750 hp	1996 and newer engines
100 hp	174 hp	1997 and newer engines
50 hp	99 hp	1998 and newer engines

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.

- 2. The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas. Notwithstanding the foregoing, wood burning fireplaces shall be prohibited in all residential dwelling units within the Whitney Ranch Phase II development.
- 3. Tree planting programs shall include planting at least one tree per single family lot, for shade. Multi-family and non-residential projects shall incorporate trees into parking lot areas. Notwithstanding the foregoing, tree planting programs for Whitney Ranch Phase II should include planting at least two trees in the front yard of each dwelling unit.
- 4. The requirements in this section 4 shall **only** apply to Whitney Ranch Phase II development:
 - a. To the extent feasible, all landscaping areas publicly installed or maintained or installed or maintained by a Homeowner's Association, shall be equipped with automatic irrigations systems, including drip irrigation, to reduce the amount of water used.
 - b. All appliances installed by the homebuilder, such as dishwashers, shall be energy star rated.
 - c. Each single-family home shall be equipped with a whole house fan.
 - d. To the extent feasible, community buildings such as clubhouses and recreational facilities, shall be equipped with water-conserving

plumbing fixtures such as sensor-activated low flow faucets and toilets.

5. Commercial buildings shall be equipped with automated time clocks or occupant sensors to reduce energy loss.
6. Residential subdividers shall record the following separate instrument with their final map(s):

A document prepared by or on behalf of the subdivider for the education of all residents within the project addressing the following air quality concerns:

- a. Open burning, wood burning, and air pollution: problems and solutions.
 - b. Transportation control measures: ride sharing, mass transit availability/schedules, computerized ride-matching services, and other measures designed to reduce both the use of single-occupancy vehicles and vehicle miles traveled.
7. Developers/subdividers shall landscape with native drought-resistant species, where appropriate.
 8. Low NO_x hot water heaters shall be installed per PCAPCD regulations.
 9. Builders shall install an exterior electrical outlet at the front and back of single-family dwellings and duplexes for the use of electric landscape maintenance equipment.
 10. In any development served with natural gas, fireplaces within multi-family residential development projects shall be plumbed for natural gas, and wood-burning fireplaces shall be prohibited within those units.
 11. All wood burning stoves installed in single-family or multi-family units must be EPA certified.
 12. Office, commercial and retail land uses shall include bicycle racks.
 13. In any development served with natural gas, builders shall install natural gas lines at the rear of each single-family residential structure to encourage the use of natural-gas barbecues.
 14. Applicants shall participate in the Placer County Air Pollution Control District's Offsite Mitigation Program. Fees for single family residential units shall be collected at the time of small lot Final Map. Fees for multi-

family dwelling units shall be collected at the time of building permit issuance.

15. In conjunction with submittal of a development application for any projects within the Highway 65 Corridor Planning Area in Northwest Rocklin **that exceed the 2002 trip cap** (as calculated using the trip generation rates provided in the May 2016 Final Transportation Impact Analysis for the Northwest Rocklin Area General Development Plan), the applicant shall prepare and submit an Air Quality Emissions Estimate identifying the project's increase in estimated NO_x and PM₁₀ emissions from mobile sources as compared to those allowed under the 2002 trip cap. The estimated increase in mobile source emissions shall remain at or below 20.7 percent for NO_x and 17.7 percent for PM₁₀. If the emissions estimate identifies an increase beyond those identified above, the applicant shall submit an Air Quality Reduction Plan sufficient to reduce NO_x and/or PM₁₀ emissions to within the allowable emissions increases. The measures included in the Air Quality Reduction Plan would be anticipated to focus on the reduction of mobile source emissions by including project elements that encourage alternative modes of transportation, promote non-motorized transportation and result in the reduction of number of vehicle trips as well as vehicle trip lengths. The Air Quality Reduction Plan may also include payment of mitigation fees into the PCAPCD's Off-site Air Quality Mitigation Fund as a method of reducing NO_x emissions. PCAPCD's Off-site Air Quality Mitigation supports felt Fee program supports fleet modernizations, repowers, retrofits, and fleet expansions of heavy duty on- and off-road mobile vehicles/equipment; alternative fuels infrastructure or low emission fuel purchases; new or expanded alternative transit service programs; light-duty low emission vehicle (LEV) programs; public education; repower of agricultural pump engines, and other beneficial air quality projects. Mitigation fees collected from land use developments by the PCAPCD are distributed through the District's annual Clean Air Grant (CAG) Program, which would help to reduce regional NO_x emissions.

2002 Trip Caps are presented in the following table for reference purposes. Current Trip Caps applicable to properties within the Highway 65 Corridor Planning Area are contained Section 3.4.4 and Table 8 in Exhibit C of the North West Rocklin General Development Plan.

2002 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
	Subtotal	114.2		21,608	517	356	0	873
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	-	-	-	-
	Subtotal	147.3		26,877	817	354		1,171
William Jessup University	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	18,325	0	0	719	719
	114	30.1	PD-COMM	11,473	0	328	0	328
	Subtotal	155.8		19,798	0	328	719	1,047
Atherton Tech	115	81.8	PD-LI	28,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	Subtotal	86.8		8,760	39		91	130
TOTAL		527.8		77,043	1,373	1,038	810	3,221

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.

E. NOISE

1. The following items shall be conditions of construction activity and be included in the notes on the face of the Improvement Plans:
 - a. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.
 - b. Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.

- c. Those engaged in construction activity shall comply with the City of Rocklin Construction Noise Compatibility Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the Public Works Director or Building Official.
2. Upon review of an application for a Subsequent Entitlement, the Community Development Director shall determine the need for the applicant to prepare a noise analysis to determine the noise impacts to or generated by the proposed project. Mitigation measures for noise impacts identified in the study shall be incorporated into or made conditions of the project. Mitigation measures may include, but not be limited to, increased setbacks, site design alterations, residential design alterations, noise attenuation walls where appropriate, and special building materials, to the satisfaction of the City of Rocklin.
3. Development of residential uses within the 60 dB or greater contour shall use setbacks, barriers, or other measures as necessary to ensure that exterior noise levels at first-floor outdoor activity areas do not exceed standards in the City of Rocklin General Plan, as demonstrated by the project-specific noise analysis. Development shall also use building materials, systems (including heating and air conditioning that will allow residents to keep their windows closed) and/or other techniques necessary to ensure that interior noise levels do not exceed 45 dB.
4. Development involving commercial loading docks, schools, playgrounds, and parks (except on the parcel identified as the High School site and the Community Park site addressed in the following condition) shall be sited and designed to ensure that noise levels at nearby residential areas do not exceed stationary noise standards utilized by the City. An acoustical study may be required demonstrating compliance to the City prior to approval of the Subsequent Entitlements for this type of development, as determined by the Community Development Director.
5. Development of athletic fields and recreation areas associated with the high school and community park sites shall utilize site design techniques to reduce impacts to surrounding residential development. Prior to final design of high school and community park athletic fields and associated recreation areas, a noise analysis with recommendations shall be conducted to ensure that noise impacts from future operation of those facilities are reduced to the maximum extent feasible.
6. The design and construction of residential development projects adjacent to the High School and Community Park shall include solid noise barriers along the common boundaries.

F. PUBLIC UTILITIES

1. Development shall adhere to standard PCWA requirements. Applicants for Subsequent Entitlements shall enter into a Pipeline Extension Agreement with PCWA, as necessary, and provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. All system improvements shall be subject to PCWA approval.
2. Subsequent Entitlements shall be conditioned to fund and install infrastructure required to provide for the wastewater conveyance needs for the proposed development. Prior to construction of improvements outside the project boundaries, the applicant shall submit to the City Engineer a construction plan that outlines the construction limits, construction schedule, traffic detours, noise and dust suppression, resident notification, and emergency service notification as requested by the City.
3. All other utilities, including but not limited to sewer, telephone, gas, and electricity, shall be provided to development under this GDP in accordance with the standards and requirements of the applicable provider.
4. Utility installations within all primary and secondary streets shall include stubs necessary to serve properties that are anticipated to develop after the primary or secondary street has been installed. The intent is to avoid the need to cut/trench through the new road surface and frontage improvements at a later date.
5. The planning and installation of public utilities within the public rights-of-way shall take the planned location of future landscaping into consideration. Elimination of planned landscaping shall be avoided to the fullest extent possible.
6. The 13-foot wide easement for the 36-inch water line located within the north side of the Whitney Ranch Parkway right-of-way shall not interfere with the overall implementation of landscaping and street tree installation. Compliance with this condition shall be demonstrated during Landscape Improvement Plan approval to the satisfaction of the Community Development Director and the Director of Public Works.

G. PUBLIC SERVICES

Fire

1. Subsequent Entitlements, shall be conditioned on providing and maintaining appropriate access into open spaces or undeveloped portions of the property per City of Rocklin Fire Department requirements.
2. Fire sprinkler systems shall be installed in structures constructed at a location outside of the service area of a funded fire station, as determined by the Rocklin Fire Chief. This condition, if applicable, shall be implemented at the time of approval of the building permits for the structure.
3. All portions of the exterior first floor of residential structures shall be within 150 feet of the public right-of-way or private street system to the satisfaction of the Fire Chief. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This condition shall be implemented at the time of approval of the building permits.
4. Radio repeater towers shall be installed as needed within the project site to the satisfaction of the Fire Chief and City Engineer. Specific sites will be determined by the Fire Department, in conjunction with the approval of Subsequent Entitlements. Installation of the towers shall be deemed a cost of providing fire protection and emergency services. The towers shall be installed by City.

Parks

5. In lieu of paying City's neighborhood park fees, applicants for residential subdivisions in the Sunset Ranchos Planning Area shall dedicate land in fee to the City for neighborhood parks in substantial conformance with the Phasing Plan and General Development Plan, and shall improve neighborhood parks in conformance with the approved Park Master Plan for each site. All parkland shall be free of any physical condition and any title encumbrances that would prevent or unreasonably restrict use as a park site. Each tentative map shall be reviewed by the City to determine if a park site shall be included, as either an on-site or as an offsite improvement reasonably related to the subdivision, in conformance with the General Development Plan. If a park site is to be included, the tentative map shall be conditioned on the Developer entering into the City's standard form Subdivision Improvement Agreement Turn-Key Park to improve and dedicate the park site to the City. The agreement shall establish the timing of the improvements and dedication, as well as the equipment, facilities, and landscaping in the park, to the satisfaction of the Director of Community Facilities. If a park site is located as an off-site requirement of the respective map, then the subdivider shall, at the direction of the City, dedicate and construct a minimum of 20 foot wide access road to the park site. The agreement shall be executed prior to

recording the final map. The improvement and dedication to the City of parkland under this condition shall be at no cost to the City.

6. Plant materials used within the parks adjacent to open space shall be carefully chosen to make the parks appear as extensions of the native corridor. Designs shall be by a licensed landscape architect and approved by the City. Native trees, shrubs and groundcover materials shall be emphasized.

H. OPEN SPACE AND TRAILS

1. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over the remaining portions of the general development plan zoned as OA (Open Area), for purposes of riparian area and creek protection.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing; provided, that detention and/or retention basins and other improvements required by City may be permitted, and native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Game.

2. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over those hillside portions of the GDP which are to be left in open space and are beyond the building limit lines for purposes of hillside and bluff protection. The building limit lines shall be established as a part of the tentative map process.

The easement shall be in substantial compliance with the City's form Grant of Open Space and Conservation Easement, and shall prohibit among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals or trash, and the building of any structures, including fencing.

3. An open space management plan shall be prepared by project subdividers and approved by the City prior to recording of any final maps for the project. The Open Space Management Plan shall include a Fuels Modification Plan which addresses the following:

- The removed brush and trees (under 6-inches diameter at breast height) within all fuel breaks should be chipped.

- All undeveloped lots shall be subject to the City's Weed Abatement Program and follow established guidelines for fuel modifications.
- Access points should be developed for open space areas, and the fuel break should have emergency vehicle access through the entire area.

I. PUBLIC SAFETY AND HAZARDS

1. Applications for Subsequent Entitlements within these portions of the Highway 65 Corridor Planning Area that have not already been studied (i.e., Development Areas 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116), shall include a Phase I Environmental Site Assessment as required by the Community Development Director to determine the potential for site contamination.
2. If evidence of soil contamination, such as stained or odorous soils, or other evidence of hazardous materials is encountered during construction or development activities, work shall cease until an environmental professional, retained at the applicant's expense, has evaluated the situation and identified necessary and appropriate follow-up actions. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the project area are coordinated with Placer County Division of Environmental Health, and, if needed, other appropriate State agencies.
3. If, during construction in the GDP Area, groundwater is encountered and dewatering activities are required, the water shall be analyzed by an environmental professional, retained at the applicant's expense, to determine if the water contains unsafe levels of pesticides, herbicides, nitrates, or other contaminants. Work shall not continue until results of the water analyses have been reported and the Placer County Division of Environmental Health has been informed of the results and has provided guidance.
4. Applicants for Subsequent Entitlements shall implement the recommendations contained in the Phase I Environmental Site Assessments prepared for the three portions of the project site (Sunset Ranchos, Parcel K, and SR 65 Corridor) as a condition of development approval to ensure that the potential environmental conditions associated with the properties do not present a health and safety hazard to the environment, the site workers, or the public. The recommendations include, but are not limited to, confirmation as to whether illegally applied pesticides, herbicides, or nitrates are present in soil and water on the property, investigation of potential heating oil tanks or hazardous building materials associated with on-site residences, and further investigation of

trash pits at the development site. Additional site investigations shall be coordinated with the Placer County Division of Environmental Health and any required remediation shall be completed per Conditions I-2 and I-3 above.

J. VISUAL RESOURCES

1. Light standards on commercial properties shall be placed to minimize adverse light and glare on adjacent residential properties.
2. High intensity light producing uses, such as stadiums and ball fields, shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting for stadiums and ball fields shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use.
3. Lighting within residential and non-residential development projects shall be designed to the extent practicable to incorporate downcast lighting, shielding, and other measures commonly employed as "dark sky" provisions. Lighting on the outside of non-residential buildings shall consist of cut-off shoebox type lighting fixtures, or equivalent, and be mounted such that all light is projected directly toward the ground. Light poles, other than those associated with street lights, the Community Park, and High School facilities, shall be a maximum of 20' in height as measured from grade to the top of the light. Lighting design plans shall be approved by the Director of Community Development for compliance with this condition.

K. CULTURAL RESOURCES

1. The following requirements shall be made conditions of approval of all Subsequent Entitlements and shall be included as notes within all improvement plans for development within the GDP area:
 - a. If, during construction, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource (such as CA-PLA-616) that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and a representative of the Indian Community shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or a unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtained from the Indian Community within 72 hours (excluding weekends and State and federal holidays) of its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. If the discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor a unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.

At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor an unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.

- b. If, during construction, the project applicant, any successor in interest, or any agents or contractors of the project applicant or successor discovers any human remains, the following steps should be taken:
 - 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - a) The project applicant or its successor in interest contacts the Placer County Coroner so that Coroner can determine whether any investigation of the cause of death is required, and
 - b) If the Coroner determines the remains to be Native American:
 - i. The Coroner shall contact the Native American Heritage Commission within 24 hours (excluding weekends and State and federal holidays). After hearing from the Coroner, the project applicant or its successor in interest shall immediately notify the City of Rocklin and a representative from the Indian Community of the Coroner's determination, and shall provide the Indian Community the opportunity, within 72 hours thereafter, (excluding weekends and State and federal holidays) to identify the most likely descendant.
 - ii. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
 - iii. The most likely descendent, as identified by either the Native American Heritage Commission or the Indian Community, may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided

in Public Resources Code section 5097.98,
or

- 2) Subject to the terms of paragraph 3) below, where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
 - a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours (excluding weekends and State and federal holidays) after being notified by the Commission.
 - b) The Indian Community is unable to identify a most likely descendent, or the most likely descendant identified by the Indian Community failed to make a recommendation within 72 hours (excluding weekends and State and federal holidays) after the project applicant or its successor notified the Indian Community of the discovery of human remains; or
 - c) The landowner or its authorized representative rejects the recommendation of the descendant identified by the Commission, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
- 3) In the event that the Coroner determines that the remains are Native American in origin, and the Native American Heritage Commission and the Indian Community agree that the remains are of a person associated with the historic United Auburn Indian Community, the project applicant or its successor, if permitted by state law, shall provide the remains and any associated grave goods to the Indian Community with the understanding that the Indian Community will provide for burial with appropriate dignity at an appropriate location that will not be subject to future disturbance.

2. During the review process for any land use entitlement involving property currently containing prehistoric resource PL-2, it shall be determined by discussions between the applicant and the City of Rocklin whether it is

feasible to preserve the boulder in place. If in place preservation is selected a deed restriction shall be recorded for that site, in the name of the Indian Community, requiring the preservation of the site. This deed restriction shall run with the land, and shall bind all successors in interest.

Prior to grading within 50 feet of prehistoric resource PL-2, an open space area around the boulder of at least 100 feet in diameter shall be created to preserve the site, and provide public interpretation of the site through signage. Some measure of protection, such as fencing, must be afforded to the deposit if it is present.

3. If in-place preservation of prehistoric resource PL-2 is not possible, the project applicant shall consult with concerned Native Americans and move the boulder to another location where it can be preserved. A deed restriction would then be recorded for that site, in the name of the Indian Community, requiring the preservation of the site. This deed restriction shall run with the land, and shall bind all successors in interest. An open space area around the boulder of at least 100 feet in diameter shall be created to preserve the site, and provide public interpretation of the site through signage. If a deposit is present at the time the boulder is moved, data recovery excavations shall be conducted in the area of its original location to the satisfaction of the Community Development Director.

L. GEOLOGY, SOILS, AND SEISMICITY

1. Applications for Subsequent Entitlements in areas with possible soil instability, earthquake faults or other geologic hazards shall include soils and/or geotechnical analysis of the proposed development. Preliminary reports must be submitted during review of tentative map, use permit, or design review applications. Final reports are required to be submitted concurrent with improvement plans. The geotechnical investigation shall be prepared by a professional engineer or geologist registered in the State of California in accordance with State regulations and to the satisfaction of the City. The City shall ensure recommendations pertaining to site preparation, construction, and building and roadway design are identified in the geotechnical report and are incorporated into each project design through the plan check and inspection process.
2. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast

blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

M. HYDROLOGY, WATER QUALITY, AND DRAINAGE

1. The application for the first Subsequent Entitlement in the Sunset Ranchos and Highway 65 Planning Areas shall include a master drainage plan for the undeveloped properties to the satisfaction of the City Engineer. The master drainage plan(s) shall be based generally upon the stormwater detention system shown in the General Development Plan, and shall comply with all provisions of the GDP and adopted mitigation measures.
2. The application shall also include a program for the operation and maintenance of all privately owned drainage facilities and improvements located outside of the public right-of-way (including all facilities and improvements described in this Section M.) to the satisfaction of the Public Works Director. The program shall include monitoring the depth of sediment in detention facilities every two years or other time frame approved by the Public Works Director. If it is determined (through consultation with the Public Works Director) that sediment needs to be removed from detention facilities to ensure adequate stormwater capacity is available, the entity responsible for maintenance shall implement appropriate BMPs to protect terrestrial and aquatic resources and water quality to the satisfaction of the Public Works Director. Sediments removed shall be tested for contaminants and disposed of according to laws and regulations in effect at that time. Responsibility and financial obligations for implementation of the program shall be identified and included as part of the program, and shall include assignment of responsibility to HOA's as appropriate.
3. Mosquito control associated with privately-owned drainage facilities shall be required to be performed by the Homeowners' Association.
4. An appropriate restriction shall be recorded over the detention and/or retention basin(s) to assure their availability and use for detention and water quality purposes in perpetuity.
5. All Subsequent Entitlements shall be conditioned on the property owner entering into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any

assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin. The agreement shall also indemnify the City against claims arising from subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.

6. On-site detention, where required, shall be provided to meet Placer County Flood Control and Water Conservation District (PCFCWCD) criteria set forth in Section VII of PCFCWCD's Stormwater Management Manual (SWMM). The SWMM requires, if on-site detention basins are to be used to mitigate downstream flooding effects due to project related increased peak flows, that the objective flow shall be taken as the estimated pre-development peak flow rate less 10 percent of the difference between the estimated pre-development and post-development peak flow rates from the site. This standard shall be used for storm frequencies of 2-year, 10-year, and 100-year storm events, but need not be greater than a 10 percent reduction. In no case shall the objective flow be less than the flows indicated in Figure 7-1 of the SWMM. However, in the event the results of stormwater runoff modeling indicate that on-site detention would exacerbate downstream flooding conditions when applying PCFCWCD numerical criteria, the City shall coordinate with the PCFCWCD to identify appropriate use, location, and sizing of project detention facilities and implement a solution that will ensure conformance with PCFCWCD standards.
7. Installation and design of detention basins shall be in accordance with PCFCWCD's SWMM and in conformance with the applicable master drainage plan. The results of hydrologic modeling shall be used to confirm that the capacity of the on-site detention facilities is adequate to detain the stormwater runoff anticipated following development. In concert with the stormwater system design, the capacity of off-site culverts or existing and/or planned regional detention facilities shall be evaluated to determine whether over-sizing is necessary to accommodate each development's incremental contribution.

8. Where development under a Subsequent Entitlement propose bridge footings or related structures at roadway crossings within the 100-year floodplains of the Orchard Creek and Pleasant Grove Creek tributaries, approval shall be conditioned in preparation of a hydraulic study shall be prepared to the satisfaction of the City Engineer to estimate potential changes in water surface elevations those locations. Should the results of the study indicate water surface elevations will be increased at any location upstream or downstream of the proposed crossing, such that developed locations adjacent to floodplain boundaries would be subject to new or exacerbated 100-year flood hazards, the location and/or design of the bridge crossings shall be modified, as appropriate, to reduce the potential for increased water surface elevations.
9. Application for Subsequent Entitlements within the State Route 65 Corridor shall include supplemental drainage studies to the satisfaction of the City Engineer to comply with Policy 3 of the Community Safety element of the Rocklin General Plan. The supplemental studies shall use the best and most recent information available in drainage reports, and other relevant information as appropriate. Conformance with section VII of PCFCWCD's Stormwater Management Manual (SWMM) shall be incorporated into project designs.
10. A storm water pollutant prevention plan (SWPPP), prepared in conformance with the State Regional Water Quality Control Board regulations, shall be a part of the drainage improvement plans for each development to control construction site runoff.

Typical Best Management Practices/Best Available Technologies (BMPs/BATs) that could be used during construction of development projects in the GDP Area include, but are not limited to, the following:

Temporary facilities such as waddles, sandbags, and hay bales may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs/BATs during construction to ensure they function properly.

11. Appropriate BMPs/BATs shall be incorporated into project designs to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (*California Storm Water Best Management Practices Handbook, 1993*),

the Bay Area Stormwater Management Agencies Association *Start at the Source Design Guidance Manual*, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs/BATs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs/BATs shall be identified.

Typical BMPs and BATs that could be used at the Proposed Project include, but are not limited to, the following:

- Application of appropriate signage to all storm drain inlets indicating that they outlet to the natural drainageways;
- Application of a street sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainages;
- Installation of oil and grit separators to capture potential contaminants which enter the storm drain system;
- Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment;
- Establish vegetation in stormwater drainages to achieve optimal balance of conveyance and water quality protection characteristics;
- Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows;
- Prompt application of soil protection and slope stabilization practices to all disturbed areas;
- Use sedimentation basins to collect and temporarily detain storm water runoff to provide ample settling time before runoff is discharged;
- Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of outlet device that is above the bottom of the basin or a small rip rapped berm over which the treated water can flow);
- Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground;
- Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets.
- Creation of underground stormwater interceptors, which are underground tanks, similar to septic tanks, that are designed to allow material to settle out and also can have a grease trap to separate oil and petroleum products, prior to discharge; and

- Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground.

Provisions for the maintenance and periodic inspection of permanent facilities shall be addressed in the program required by condition M.2., above. These provisions shall include periodic inspection, cleaning, and the replacement of filter materials, as necessary, to retain the integrity of the BMP/BAT.

12. All Subsequent Entitlements shall be conditioned so as to prohibit any development (including preliminary development activity on the site) that will result in a net increase in the volume of stormwater flows, as compared to undeveloped conditions, downstream of the GDP Area, until a regional retention facility designed to accommodate the increased flow is available to receive the flow. To be "available to receive the stormwater flows" from the site of the development, the regional retention facility must be constructed and in operation, and the owner of the development site must have the right to use the facility on a permanent basis for this purpose. Development which, through onsite or offsite retention or detention or otherwise, does not result in a net increase in the volume of stormwater flows, as compared to undeveloped conditions, downstream of the GDP Area, shall not be subject to this prohibition.

N. LANDSCAPING

1. Parking lot landscaping shall be designed to filter light and daytime glare from distant views, through the use of dense canopy shade trees, earth berms and continuous perimeter landscape plants. Parking lots shall also include a minimum 15-foot wide perimeter landscaping area and/or earth berming along adjacent streets to assist in screening the views of parked cars.
2. All street landscaping, whether publicly or privately owned, shall be irrigated by a permanent drip system or low water consumption system acceptable to the City Rocklin. All street landscape areas shall be maintained by an adjacent commercial, business/professional, or industrial user, or a Homeowner's Association, placed into the City Landscape and Lighting District, or into a Community Facilities District, or similar financing district, as determined by the City.

O. BIOLOGICAL RESOURCES

1. Applications for Subsequent Entitlements within the GDP Area, except the Sunset Ranchos Planning Area, shall include a special-status plant survey

which shall be conducted during the appropriate blooming period for species expected to occur in the area.

2. Unless otherwise specified in a mitigation plan approved by the City or appropriate resource agency, disturbed special-status plant populations shall be transplanted to an approved mitigation site and/or mitigation credits shall be purchased in an approved mitigation bank to ensure no net loss of rare plant populations.

Transplanted populations will be monitored by a qualified biologist/botanist for a period of 5 years. If there is greater than 80 percent survival of transplanted individuals the mitigation will be considered a success. Additional plants will be required if the 80 percent survival goal is not met.

3. Applications for Subsequent Entitlements within the Highway 65 corridor Planning Area shall include wetland delineations on the land.
4. Subsequent Entitlements shall be appropriately conditioned to require avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, under Section 404 of the Clean Water Act, and under Sections 1600-1607 of the California Fish and Game Code, as administered by the California Department of Fish and Game (CDFG), which includes obtaining all required permits from the U.S. Army Corps of Engineers and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.

Satisfaction of the conditions shall require the applicant to submit to the Community Development Director and the City Engineer verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the development project meets all regulations and that the applicant has obtained all required permits relating to wetlands and waterways.

5. The following information shall be included as a note within the improvement plans for any development project within the Sunset Ranchos Planning Area:

Measures to protect VELB are already outlined in the Biological Opinion for the Sunset Rancho's Project dated July 21, 2000 and amended on October 13, 2000 (Service File 1-1-00-F-0044, Corps File 199800668) as

part of General Condition 11 of the Nationwide Permit No. 26 wetlands fill permit for that project. These measures may include the following:

All contractors and construction crews shall be briefed by a qualified biologist on the status of VELB (federally listed as threatened) and the need to protect its host plant, requirements to avoid damaging elderberry plants, and possible penalties for not complying with identified mitigation and monitoring measures. All elderberry stems of at least 1.0 inch diameter at ground level that cannot be avoided during construction activities shall be transplanted to an USFWS-approved mitigation area.

All transplanting of elderberry plants shall occur during the plants' dormant season (November to mid-February) and follow the standards set forth in the USFWS *Conservation Guidelines for the Valley Elderberry Longhorn Beetle* (July 9, 1999).

As elderberry shrubs do not occur within the Parcel K Planning Area or the Highway 65 corridor Planning Area, this condition shall not apply in those areas.

6. Prior to approval of improvement plans or grading activity, the applicant shall mitigate for the loss of Swainson's Hawk foraging habitat by providing 0.5 acre of replacement Swainson's Hawk habitat land for each acre of land to be developed. The mitigation may be in the form of conservation easements or fee title to an appropriate entity. The location of the habitat area is encouraged, but not required to be within Placer County. Habitats located within the north half of the Central Valley, from the Stanislaus River to Redding shall be deemed acceptable. Applicant shall verify that this condition has been met to the satisfaction of the Community Development Director.
7. Prior to construction on a development project within the GDP Area, the applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction breeding-season (approximately February 15 through August 30) survey of the development project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the development project site. (No surveys are required if construction activities occur outside of the breeding season.)

If phased construction procedures are planned for the development project, the results of the above survey shall be valid only for the season when it is conducted. A new survey shall be conducted for construction occurring in subsequent seasons.

A report shall be submitted to the City of Rocklin, following the completion of the raptor nesting survey that includes, at a minimum, the following information:

A description of methodology including dates of field visits, the names of survey personnel with resumes, a list of references cited and persons contacted, and a map showing the location(s) of any raptor nests observed on the project site.

If the survey does not identify any nesting raptor species on the project site, no further mitigation shall be required. However, should any raptor species be found nesting on the project site, the following mitigation conditions 8 and 9, below, shall be implemented.

8. The applicant, in consultation with the City of Rocklin and CDFG, shall direct construction activities to avoid all birds-of-prey nest sites located in the development project site during the breeding season while the nest is occupied with adults and/or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.
9. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.
10. Applications for Subsequent Entitlements for vacant properties located with the Highway 65 Corridor Planning Area shall include surveys for federally listed vernal pool crustaceans completed during the appropriate active period, or alternatively, the applicant may assume presence of these species on the project site and mitigate accordingly.
11. Approval of Subsequent Entitlements shall be conditioned to require no net loss of vernal pool crustaceans and their habitat. This may be achieved through the Section 404/Section 7 Consultation permit process, in accordance with typical standards used by the U.S. Fish and Wildlife Service. This requirement shall be implemented prior to approval of improvement plans or any land use entitlements.

There are three options for mitigation of project-related impacts to vernal pool crustacean habitat.

Option 1: The applicant shall establish an USFWS-approved mitigation bank. The applicant shall reconstruct vernal pool crustacean habitat at a replacement ratio of 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

The applicant shall permanently protect the agreed-upon acreage of vernal pool crustacean habitat within the mitigation bank via a USFWS-approved conservation easement, to be held by an USFWS-approved entity.

Option 2: The applicant shall pay into the USFWS vernal pool crustacean mitigation fund. The replacement ratio would be 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

Option 3: The applicant shall purchase vernal pool crustacean mitigation credits from an existing mitigation bank. The replacement ratio would be 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

Applicants shall submit to the Community Development Director and the City Engineer verification from the USFWS that the project meets all regulations and that the developer/subdivider has obtained all required permits relating to vernal pool crustacean habitat

12. Temporary fencing shall be erected at locations determined by City Engineer during all construction operations, to prevent encroachment into riparian areas, woodland tree canopies, or other sensitive locations.

EXHIBIT C

Whitney Ranch Phase III Subdivision (PDG2017-0004 and Z2017-0005)

Zoning and Development Standards

**NORTH WEST ROCKLIN
GENERAL DEVELOPMENT PLAN
EXHIBIT C TO PDG-99-02 ET AL / PDG2017-0004 and Z2017-0005**

**NORTHWEST ROCKLIN
GENERAL DEVELOPMENT PLAN AMENDMENT**

By

Community Development Department
City of Rocklin
California

Prepared for:

WHITNEY  RANCH™

Sunset Ranchos Investors, LLC

**Adopted and amended by Rocklin City Council Ordinance Nos. –
858, 882, 884, 892, 898, 941, 991, 1000, 1014, 1041, 1055, 1060 and #####**

Final Approval Date

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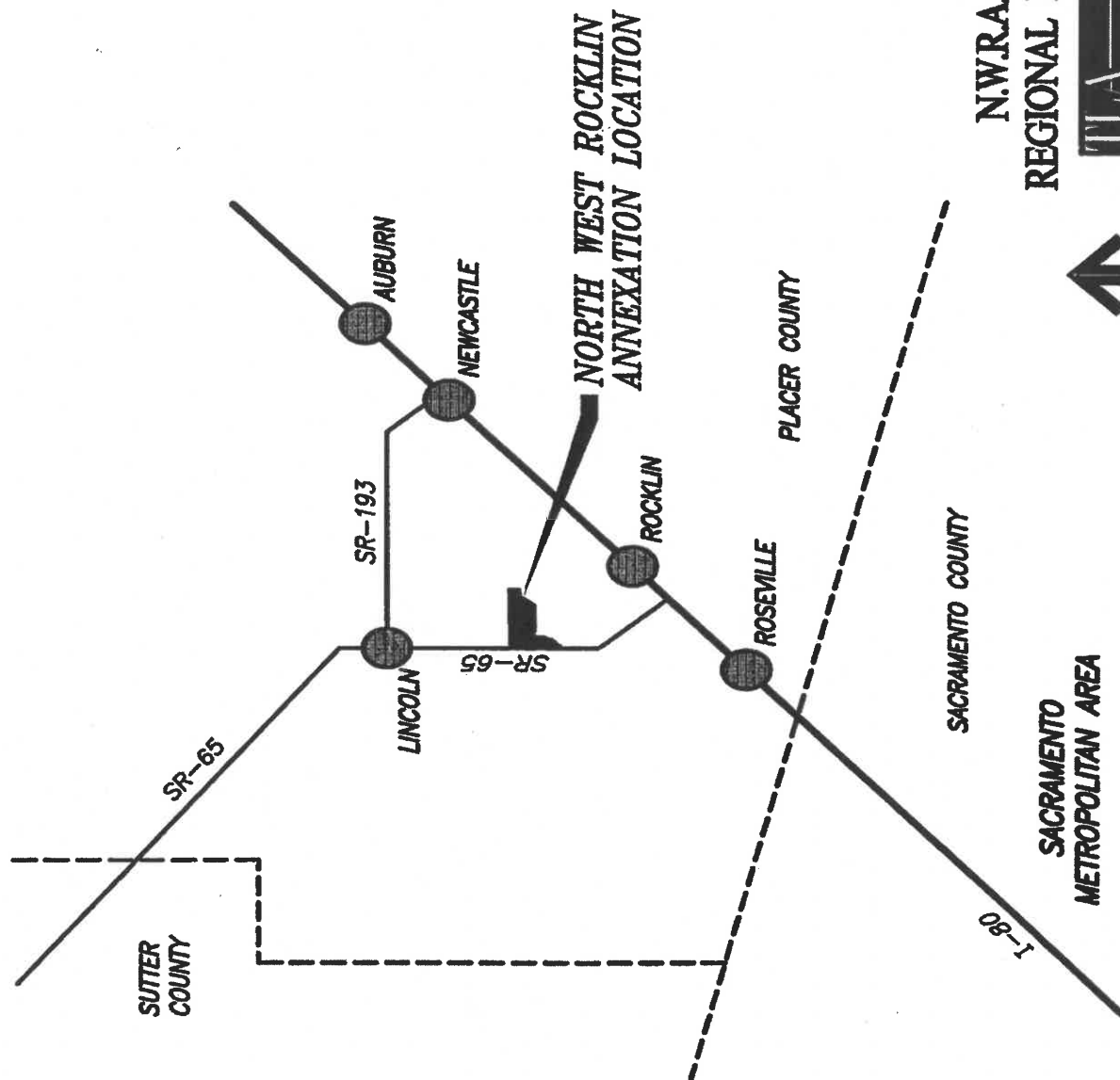
CHAPTER ONE - INTRODUCTION

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.



N.W.R.A.
REGIONAL MAP



TERRANCE E. LOWELL
& ASSOCIATES, INC.

FIGURE 1



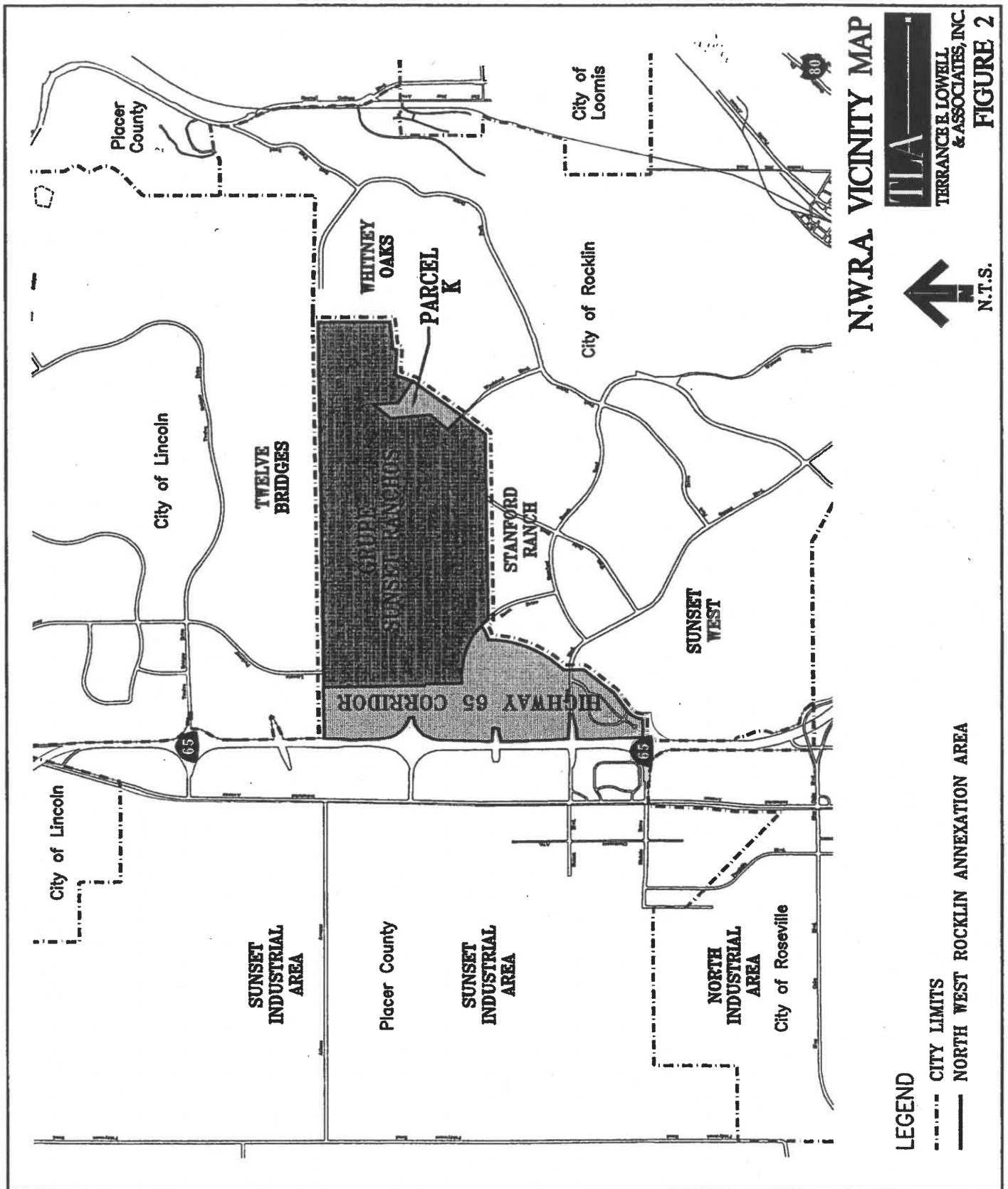
N.T.S.

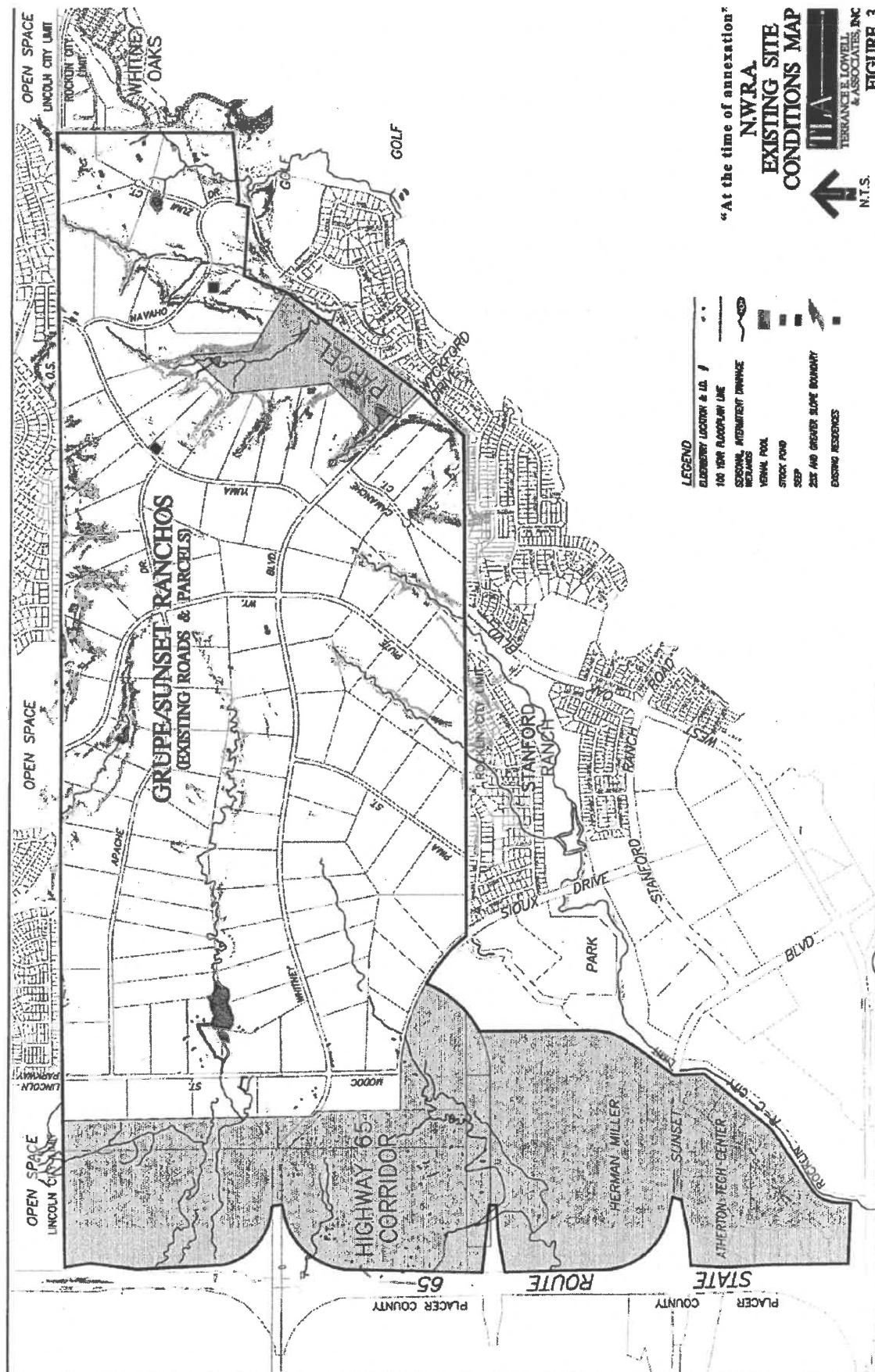
1.2 Plan Area Location and Description

The North West Rocklin Plan Area is approximately 1,871 acres located in 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 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 at the time of the annexation, which influenced future land uses for the plan area.





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

Table 1				
Summary of Land Uses by Planning Area				
Planning Area	Acreage	Existing Use	Dev. Unit	Proposed Zoning and Use
Sunset-Ranchos aka Whitney Ranch	1,296.3	Single-family homes, Apartments, Condominiums, High School, parks	1 to 69	Planned Development (PD) <ul style="list-style-type: none"> • up to 3,146SF dwelling units • up to 1,106 MF dwelling units • 17.3 acres (187,300 sq. ft.) commercial • 2 Elementary Schools (22.4 ac.) • 1 Junior High School (19.9 ac.) • 1 High School (50.0 ac.) • 57.3 ac. Public Parks/ • 5.2 ac. Private Recreation Facilities • 199.8 ac. Open Space
Highway 65 Corridor:	527.8			
• Atherton Tech	81.8 ac. 5 ac.	Light Industrial Open Space	115 116	Planned Development (PD) Light Industrial (81.8 ac.) Open Space (5 ac.)
• William Jessup University	155.8 ac.	University and vacant land	113 A 113 B 113 C 114 112	Light Industrial (13.9 ac.) Light Industrial/MU (17.7 ac.) WJU Campus (74.5 ac.) Commercial (30.1 ac.) Open Space (19.6 ac.)
• Placer Ranch	147.3 ac.	Vacant	107 A 107 B 108A 108B 110 109/111	Commercial (32.4 ac.) Commercial (6.0 ac.) Bus. Prof./Commercial (47.6 ac.) 174 SF dwelling units (20.4 ac) 196 SF dwelling units (22.9 ac.) Open Space (18 ac.)
• JBC Investments	114.2 ac.	Vacant	106 104 105	Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
• Core Roadways	23.7 ac.			
Parcel K	47 ac.	Single-family residential		Developed <ul style="list-style-type: none"> • 109 SF dwelling units • Open Space (3.2 ac.)

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, 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.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 7,000 square feet.
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-7.3–10A	Residential – Seven-and-three tenths (7.3) through 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.

Figure 4 NWRA GDP Zoning Map

Figure 5 NWR GDP Development Areas

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 +/- acres and is proposed for 3,146 single-family lots, 1,106 multi-family units, one 50-acre high school site, one 19.9 acre junior high school two elementary school sites totaling 22.4 acres, 62.5 acres of park/recreational sites, 199.8 acres of open space, and 17.3 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)*
1A	Residential	6.2	PD-12	74	
1B	Open Space	2.1	Open Space		
2A	Commercial	5.3	PD-Comm	-	56.6
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-18	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	PD-4.2	48	
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	Acreeage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
42	Residential	14.2	PD-5.1C	72	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Residential	6	PD-5.1C	30	
44B	Residential	12.6	PD-8	100	
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	Residential	1.5	PD-5	7	
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	80.9	-	-	
Total		1,296.3		4,252	187.3

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
Total			47	109

* 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 A	Commercial	PD-COMM	32.4
107 B	Commercial	PD-COMM	6.0
108A	Office and Commercial	PD-BP/COMM	47.6
108B	Residential	PD-8.7A	20.4
109	Open Space	OS	15.7
110	Residential	PD-8.7A	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113 A	Light Industrial	PD-LI	13.9
113 B	Light Industrial / Mixed Use	PD-LI	17.7
113 C	University Campus	PD-LI	74.5
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
Subtotal			527.8

- * 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	2.5C	2.9C – 3.8C	3A	3B	3.5C – 5.4C	4	4.2 - 5	6.5 – 6.6	7.3 – 10.A	8.7A	10-12	18-22+
Accessory uses & structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Community/Residential Care	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
Rest Homes	-	-	-	-	-	-	-	-	-	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
Places of Assembly for Community Service	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
Utility Substation	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
Schools, public elementary and secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary residential units	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Single family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Duplex/Triplex	-	-	-	-	-	-	-	-	-	P	P	P	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-THRUS/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 as updated by the Final Transportation Impact Analysis for the Northwest Rocklin Area General Development Plan (May 5, 2016 – Fehr & Peers) assumes total average daily trips of 98,010 trips for the Highway 65 corridor planning area - consisting of development areas 104 through 116, including the undeveloped parcels in Atherton Tech. (See Highway 65 Corridor Development Areas Map at the end of this Section). If all traffic and road improvements that are outlined the General Development Plan are constructed and modifications to specific intersections identified in the 2016 study are incorporated into and implemented through the City's Capital Improvement Program 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
Single Family Residential	9.0 daily trips per dwelling unit
Multi-Family Residential	6.5 daily trips per dwelling unit

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 20,127

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: 20,127 minus 7,581 = 12,546 trips

Step 5

Allowable square footage for Business Professional uses:
12,546 trips divided by 17.7 (trip rate for BP uses) x 1,000 = 708,000 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 12,546 trips for the parcel. That translates into 708,000 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 calculated 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.

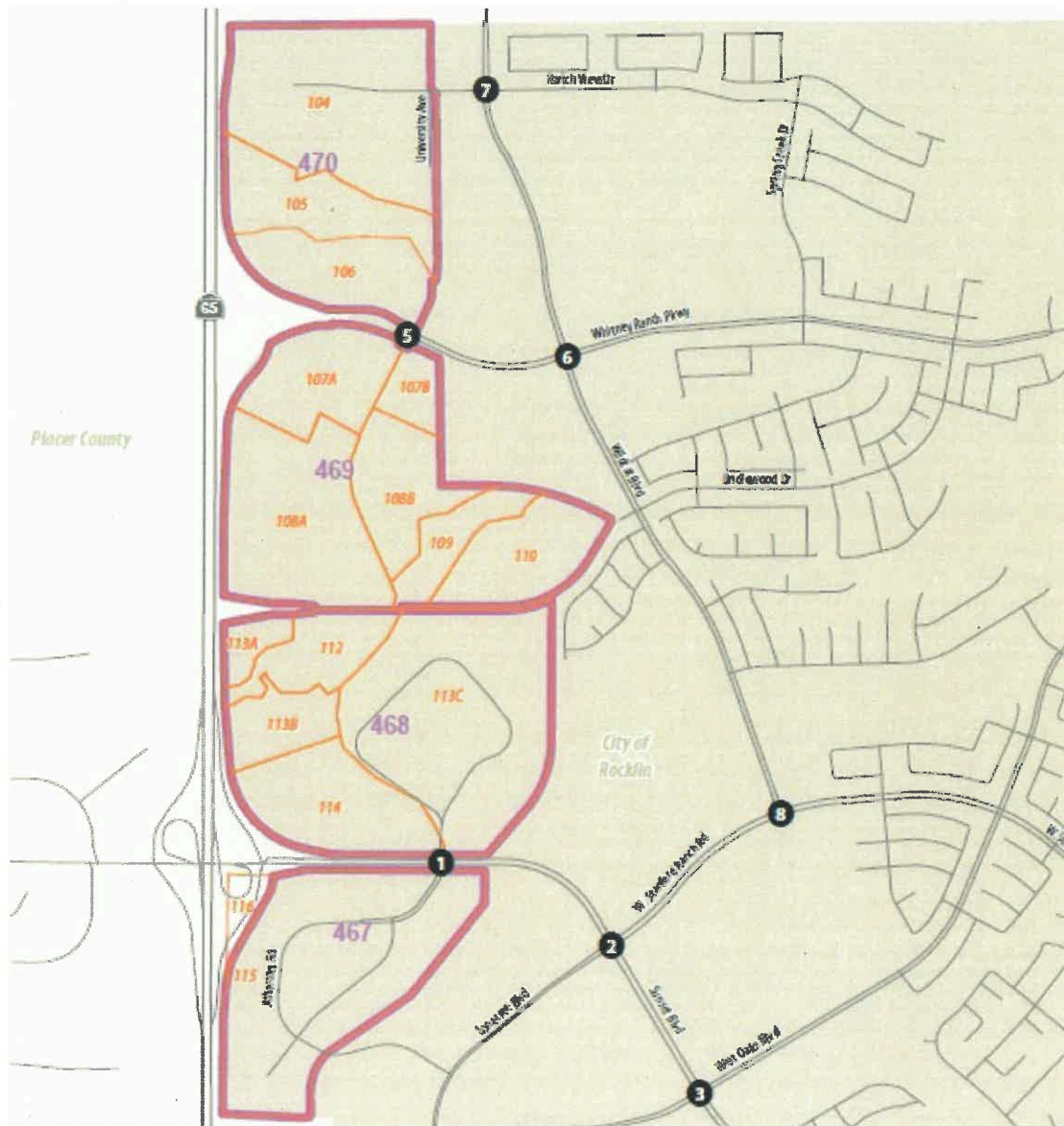
Table 8
Highway 65 Corridor Trip Allocation By Development Areas

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	20,127	708	216	0	924
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	9,275	0	265	0	265
	Subtotal	114.2		29,402	708	481	0	1,189
Placer Ranch	107 A	32.4	PD-COMM	12,355	0	353	0	353
	107 B	6.0	PD-COMM	2,310	0	66	0	66
	108 A	47.6	PD-BP/COMM	14,452	508	156	0	644
	108 B	20.4	PD-8.7A (174 SF Units)	1,566	N/A	N/A	N/A	Converted to Single Family
	109	15.7	OS	0	-	-	-	-
	110	22.9	PD-8.7A (196 SF Units)	1,764	N/A	N/A	N/A	Converted to Single Family
	111	2.3	OS	0	-	-	-	-
	Subtotal	147.3		32,447	508	575		1,083
William Jessup University	112	19.6	OS	0	-	-	-	-
	113 A	13.9	PD-LI	2,711	0	0	356	356
	113 B	17.7	¹ PD-LI	5,785	135	97	0	232
	113 C	74.5	PD-LI (WJU Campus)	² 7,425	N/A	N/A	N/A	See Footnote 2
	114	30.1	PD-COMM	11,480	0	328	0	328
	Subtotal	155.8		27,401	135	425	356	916
Atherton Tech	115	81.8	PD-LI	³ 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	Subtotal	86.8		8,760	39	0	91	130
TOTAL		527.8		98,010	1,390	1,481	447	3,318

ADT: Average Daily Traffic

- 1 This site is designated as Mixed Use in the General Plan, therefore, Retail and Office development are allowed. Project specific zoning will be applied when a development project comes forward.
- 2 Includes traffic capacity for existing and planned William Jessup University (assuming an ultimate student capacity of up to 3,300 students).
- 3 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 undeveloped parcels) is 3,130 trips.

Highway 65 Corridor Development Areas Map



3.5 Development Standards

Table 9 – Residential Development Standards

Standard ^a	PD-1.6	PD-2.1, 2.4, 2.5C, 2.8, 3.1, & 3.3	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 & 10A	PD-8.7A ^g	PD-10, 12	PD-18 & 20	PD-22+ Minimum
Max. units per gross acre	1.6	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	None
Min. units per gross acre	1	1	1	1	1	3.5	3.5	3.5	3.5	3.5	8.5	8.5	15.5	22
Min. lot area (sq. ft.)	11,000	7,000	6,000	11,000	7,500	4,000	7,500	6,000	3,000	2,400	2,500	2,000	2 acres	2 acres
Min. lot width														
Interior	90'	65'	55'	75'	65'	40'	65'	55'	40'	30'	30'	20'	70'	70'
Corner	100'	70'	60'	80'	70'	45'	70'	60'	45'	40'	30''	25'	80'	80'
Minimum lot depth ^b	100'	100'	100'	100'	100'	80'	100'	100'	80'	70'	60'	-	-	-
Setbacks ^c														
Front	25'	20'	20'	25'	25'	15'	20'	20'	12'	12'	8'	5'	20'	20'
Front Porch	20'	15'	15'	20'	20'	11.5'	15'	15'	11.5'	10'	5'	N/A	N/A	N/A
Front entry Garage	20'	20	20'	20'	20'	20'	20	20'	20'	20'	18'	5'	N/A	N/A
Side, interior	10'	5'	5'	10'	5'	4'	5'	5'	4'	4'	0' ^h	0'	15'	15'
Side, street ^f	15'	10'	10'	15'	10'	10'	10'	10'	10'	10'	10'	10'	15'	15'
Rear	25'	20'	20'	25'	25'	15'	20'	20'	15'	4'	4'		15'	15'
Rear Entry Garage			5'			5'		5'	4'	4'	4'			
Max. lot coverage ^e	40%	50%	50%	45%	40%	55%	50%	50%	60%	60%	70%	70%	70%	70%
Max. bldg. height ^d														
Principal bldg.	30'	30'	30'	30'	30'	30'	30'	30'	30'	35'	35'	35'	35'	50'
Accessory bldg.	14'	14'	14'	14'	14'	14'	14'	14'	14'	NA	14'	NA	14'	14'

^a 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)

^b Also see Section 3.5.2 (1)

^c 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)

^d Also see Sections 3.5.3 (1)

^e Also see Sections 3.5.2 (4), 3.5.2 (11), 3.5.2 (13) and 3.5.2 (14).

^f 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)

^g Sections 3.5.2 (2) and 3.5.2 (3) are not applicable in this zone district

^h 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 along all residential streets. However, the minimum setback must be met in all cases. 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.

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

The maximum height for principal buildings in the PD-18, PD-20 and PD-22+ zones shall be as listed in Table 9. 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.

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

Table 11					
Development Standards for Non Residential Zones					
	NC	C	BP	BP/C	LI
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 4,252 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to 11,055 persons. Approximately 55.28 acres of parkland will be required to serve future residents. The plan designates 57.3 acres of public park and 5.2 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.

Figure 6 – Parks, Open Space and Trail Map

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 134 109 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.

Figure 7 – Vehicular Circulation Map

Figure 8 – Roadway Cross-Sections

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

Service	Provider
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.

Figure 9 – Drainage Basins and Culverts