



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: October 17, 2017**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**MEETING PROCEDURES AND STANDARDS OF DECORUM**

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

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

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

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

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

**WRITINGS RECEIVED AFTER AGENDA POSTING**

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

**WRITTEN MATERIAL INTRODUCED INTO THE RECORD**

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

**AMERICANS WITH DISABILITIES ACT**

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

**COURT CHALLENGES AND APPEAL PERIOD**

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

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

### ELECTRONIC PRESENTATIONS

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

### FURTHER INFORMATION

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

### POSTING OF AGENDA

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

### AGENDA

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. October 3, 2017 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

#### CONSENT ITEMS

None

#### PUBLIC HEARINGS

7. **WHITNEY RANCH PHASE III SUBDIVISION  
GENERAL PLAN AMENDMENT, GPA2017-0003  
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0004  
REZONE, Z2017-0005  
TENTATIVE SUBDIVISION MAP, SD2017-0007**

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to modify various land use designations and zoning, and to further subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family residential lots, fifteen lettered lots for landscaping, access, and utilities.

The project area is comprised of five Units within the existing Whitney Ranch Phase 1 and Phase 2 development areas specifically: Unit 1, APN 017-171-030, the northwest corner of Wildcat Blvd & Bridlewood Dr.; Unit 42, 017-177-011, the southeast corner of Painted Pony Ln. and Whitney Ranch Parkway; Units 44A & 44B, APN 017-174-

045, the northeast corner of Old Ranchhouse Road & Whitney Ranch Parkway; and Unit 55C, and a portion of APN 017-182-018, northeast of the terminus of Painted Pony Ln.

An Environmental Impact Report for the North West Rocklin Annexation (Sunset Ranchos) project was previously approved by the Rocklin City Council through Resolution No. 2002-230 and an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The owner is Sunset Ranchos Investors, LLC; the applicant is Uhora Engineering & Planning.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of a Resolution Amending the General Plan Land Use Designations for Multiple Sites in the Whitney Ranch / Sunset Ranchos Planning Area (Whitney Ranch Phase III Subdivision / GPA2017-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of an Ordinance Approving the Twelfth Amendment to the North West 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)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of a Small Lot Tentative Subdivision Map (Whitney Ranch Phase III Subdivision / SD2017-0007)

**8. STANFORD PLAZA PHASE 1C  
DESIGN REVIEW, DR2017-0009  
TENTATIVE PARCEL MAP, DL2017-0006**

This application is a request for approval of a Tentative Parcel Map to divide a vacant 1.79-acre site within the Stanford Plaza retail development into two lots (Parcel 1 = 0.75 acres; and Parcel 2 = 1.04 acres) and a Design Review to construct two buildings and associated parking lot and landscaping. The subject property is located on the southwest corner of Sunset Boulevard and Pebble Creek Drive. APN 364-090-019.

A review of this project pursuant to the California Environmental Quality Act (CEQA) has determined that a Categorical Exemption is the appropriate level of environmental review for this project, pursuant to Section 15332 - Infill Development Projects.

The applicant is Borges Architectural Group. The property owner is Eureka Development Company.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Stanford Plaza Phase 1C / DR2017-0009 And DL2017-0006)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Plaza Phase 1C / DR2017-0009)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (Stanford Plaza Phase 1C / DL2017-0006)

**9. VILLAGES AT CIVIC CENTER (CIVIC CENTER PLAN)  
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0005**

This application is a request for approval of a General Development Plan Amendment to amend the development standards applicable to the RD-8 zone of the Rocklin Civic Center General Development Plan (Ordinance 745 and amended by Ordinance 899).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2005-306. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant and property owner is Greg Judkins of Riverland Homes, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending the Rocklin Civic Center General Development Plan, Ordinances 745 and 899, to Modify Certain Development Standards Within the PD-8 Zone District (Villages At Civic Center – Rocklin Civic Center (PDG2017-0005)

**NON PUBLIC HEARINGS**

9. **Informational Items and Presentations**
  - a. None
10. **Reports and Discussion Items from Planning Commissioners**
11. **Reports from City Staff**
12. **Adjournment**

CITY OF ROCKLIN  
MINUTES OF THE  
PLANNING COMMISSION MEETING

October 3, 2017  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www. rocklin.ca.us)

- 1. Meeting Called to Order at 6:31p.m.
- 2. Pledge of Allegiance was led by Commissioner Whitmore .
- 3. Roll Call

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

Others Present:

DeeAnne Gillick, Deputy City Attorney  
 Bret Finning, Planning Services Manager  
 Nate Anderson, Senior Planner  
 Laura Webster, Director of Long Range Planning  
 Dave Palmer, City Engineer  
 Terry Stemple, Planning Commission Secretary

About 15 others

- 4. Minutes –
  - a. Minutes of August 10, 2017 were approved as submitted.
- 5. Correspondence - None
- 6. Citizens Addressing the Commission on Non Agenda Items – None

**CONSENT ITEMS**

None

**PUBLIC HEARINGS**

**7. TENTATIVE MAP DEADLINES AND TIME EXTENSIONS AMENDMENT  
ZONING ORDINANCE AMENDMENT, ZOA2017-0004**

The proposed project would amend certain sections of Title 16 - Subdivisions of the Rocklin Municipal Code to bring obsolete provisions into compliance with the California Subdivision Map Act.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Amendment to the Rocklin Municipal Code was initiated by the City of Rocklin and would be effective City-wide.

Nate Anderson, Senior Planner presented the staff report.

The Commission had questions for staff regarding:

- 1. Potential findings for approval of multi- year extensions of time.
- 2. Market force considerations

The hearing was opened to the public for comment. There being none, the hearing was closed.

**Commission Deliberation/Discussion:**

On a motion by Commissioner Vass and seconded by Commissioner Whitmore , Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Of The City Council To Modify Certain Sections Of Title 16 Of The Rocklin Municipal Code Regarding Tentative Map Deadlines, Time Extensions, And Vesting Tentative Maps (ZOA2017-0004) was approved by the following vote:

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

**8. KENNELS AMENDMENT  
ZONING ORDINANCE AMENDMENT, ZOA2017-0005**

The proposed project would amend certain sections of Title 6 – Animals and Title 17 - Zoning of the Rocklin Municipal Code to allow animal kennels in certain zoning districts.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Amendment to the Rocklin Municipal Code was initiated by the City of Rocklin and would be effective City-wide.

Nate Anderson, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- 1. Zoning where kennels would be permitted

- 2. Noise monitoring
- 3. Revocation of permits if circumstances change
- 4. Time limits on permits
- 5. Maximum number of animals in a kennel
- 6. Waste area clean-up
- 7. Possible building modifications necessary to address waste clean-up
- 8. Design Review requirements

The hearing was opened to the public for comment.

- 1. Paul, Jenny & Beth Reiken, owner of a proposed kennel, addressed the Commission giving a brief explanation of their proposed business if the RMC Amendment is approved.

There being no further comments, the hearing was closed.

**Commission Deliberation/Discussion:**

On a motion by Commissioner Vass and seconded by Commissioner Whitmore , Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Of The City Council Of The City Of Rocklin To Modify Sections Of Title 17 Of The Rocklin Municipal Code Regarding Kennels (ZOA2017-0005) was approved by the following vote:

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

**NON PUBLIC HEARINGS**

- 9. Informational Items and Presentations – None
- 10. Reports and Discussion Items from Planning Commissioners – None
- 11. Reports from City Staff - None
- 12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:06 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled Meeting of*



## City of Rocklin Economic and Community Development Department

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### Planning Commission STAFF REPORT

#### Whitney Ranch Phase III Subdivision (Units 1, 42 & 44A, 44B, and 55C)

General Plan Amendment – GPA2017-0003  
 General Development Plan Amendment – PDG2017-0004  
 Rezone – Z2017-0005  
 Small Lot Tentative Subdivision Map – SD2017-0007

October 17, 2017

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#### Recommendation

Staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF A RESOLUTION AMENDING THE GENERAL PLAN LAND USE DESIGNATIONS FOR MULTIPLE SITES IN THE WHITNEY RANCH / SUNSET RANCHOS PLANNING AREA (Whitney Ranch Phase III Subdivision / GPA2017-0003)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE APPROVING THE TWELFTH AMENDMENT TO THE NORTH WEST 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)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF A SMALL LOT TENTATIVE SUBDIVISION MAP (Whitney Ranch Phase III Subdivision / SD2017-0007)

#### Proposal/Application Request

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family



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 Whitney Ranch Phase III Subdivision  
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residential lots, fifteen lettered right-of-way landscape lots to be dedicated to the City, one utility/emergency access/landscape lot to be dedicated to the City (Lot C, Unit 1A), and one lettered landscape lot to be maintained by a homeowners association (HOA) (Lot G, Unit 44B).

**Ownership/Location**

The owner is Sunset Ranchos Investors, LLC; the applicant is Ubora Engineering & Planning.

The subject site is comprised of five Units within the existing Whitney Ranch Phase 1 and Phase 2 development areas including Units 1, 42, 44A, 44B and 55C. APNs 017-171-030, 017-177-011, 017-174-045, and a portion of 017-182-018. See pink shaded areas in **Figure 1 – Location Map**.

**Figure 1 – Location Map**



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### **Background and Site Characteristics**

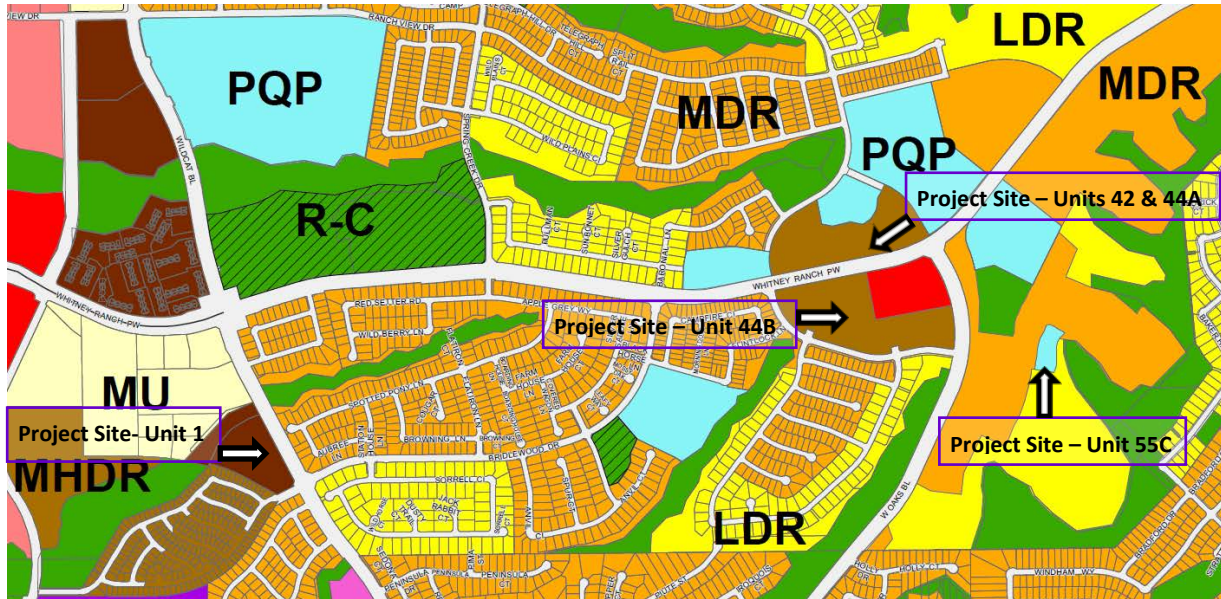
Whitney Ranch Phase III is an infill phase of Whitney Ranch to create residential subdivisions on five remaining large lots within Phase I and Phase II and make related land use designation and zoning modifications. The original zoning was established in July, 2002 by Ordinance 858 that pre-zoned the Northwest Rocklin Annexation Area (PDG-99-02). The large lot map for Whitney Ranch Phase I, processed as Liberty Hill, was approved by Resolution 2004-68 (SD-2003-02). Subsequently, revisions were approved as part of Whitney Ranch Phase II that included the current large lot parcels (SD-2006-06) and zoning (PDG-99-02E) approved in September, 2008 by Resolution 2008-254 and Ordinance 941. Since then, there have been a number of subsequent amendments to the Northwest Rocklin General Development Plan, the most recent being Ordinance 1060 approved in November 2016, which amended the Trip Caps for the Plan area.

The five Units that comprise the project site have been mostly vacant for decades having once been part of the Joel Parker Whitney ranch in the late 1800's and early 1900's. The project sites support native and non-native grasses on rolling terrain. Generally, the Units slope to the west and south into the existing drainage areas that are tributary to Pleasant Grove Creek.

The Units are generally adjacent to existing and future single-family neighborhoods in Northwest Rocklin (Spring Valley) and Whitney Ranch (Units 25, 28, 41, 45, 52, 56, 55AB, and 57), and to open space parcels.

**Figures 2 and 3** provide existing General Plan designations and Zoning for the subject sites and surrounding properties.

**Figure 2 – General Plan Map Excerpt**



Land Use Designation			
	Professional Office		High Density Residential
	Business Professional/Commercial		Medium-High Density Residential
	Bus. Prof./Comm./Light Industrial		Medium Density Residential
	Heavy Industrial		Low Density Residential
	Light Industrial		Rural Residential
	Retail Commercial		Recreation/Conservation
	Service Commercial		Park
	Mixed Use		Downtown Plan Area
	Public/Quasi-Public		Future School Site
----- Planned GP Road, Precise Location to be Determined			



**Table 1 – Existing and Proposed General Plan Designations and Zoning**

DEV. UNIT	GENERAL PLAN		ZONING	
	Existing	Proposed	Existing	Proposed
1A	HDR	MHDR	PD-BP/HDR*	PD-12
1B		R-C		OPEN SPACE
42	MHDR	MDR	PD-12	PD-5.1C
44A	RC	MDR	PD-Nh C	PD-5.1C
44B	MHDR	MDR	PD-10	PD-8
55C	PQP	MDR	REC. FAC.	PD-5

\* Unit 1 GDP Zoning designation PD-BP. General Plan Update changed land use designation to HDR.

The following summarizes by Unit the current land uses, proposed land use changes, and provides the approximate acreage:

- Unit 1A conversion of the site of the existing Whitney Ranch information center designated for High Density Residential to Medium High Density Residential and PD-12 (6.2 acres)
- Unit 1B conversion of the existing City-owned drainage Basin 23 designated for High Density Residential to Recreation Conservation and Open Space (2.1 acres)
- Unit 42 conversion of vacant site designated for Medium High Density Residential to Medium Density Residential and PD-5.1C (42 and 44A total of 20.5 acres)
- Unit 44A conversion of a vacant site designated for Neighborhood Commercial to Medium Density Residential and PD-5.1C (42 and 44A total of 20.5 acres)
- Unit 44B conversion of a vacant site designated for Medium High Density Residential to Medium Density Residential and PD-8 (12.3 acres)
- Unit 55C conversion of a vacant site designated Public/Quasi Public (originally intended to be developed for a small private recreation facility) to Medium Density Residential and PD-5 (2.2 acres)

The proposed land use changes for the six Units will result in the following changes to existing land use designations in terms of acreage:

- Increase of approximately 2.1 acres of Recreation Conservation designated/Open Space zoned land (Unit 1B)
- Conversion of approximately 6 acres of High Density Residential designated/Business Professional zoned land to Single Family Residential (Unit 1A) (see further discussion below for Unit 1’s land uses)
- Conversion of approximately 6 acres of Retail Commercial designated/Neighborhood Commercial zoned land (Unit 44A) to Single Family Residential

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- Conversion of approximately 2.2 acres of Public/Quasi Public designated/Private Recreation Facility zoned land (Unit 55C) to Single Family Residential
- Conversion of approximately 27 acres of Residentially designated land to lower densities (Units 42 and 44B)

### General Plan Amendment

The applicant has proposed several land use designations changes that are within the scope of the original Whitney Ranch approvals (Phases I and II). Staff has reviewed the requested land use changes and analyzed them against the goals and policies in the General Plan and finds the requested changes to be consistent with the General Plan.

Whitney Ranch/Sunset Ranchos Units 1, 42, and 44B are currently identified in the City's 2013-2021 Housing Element at a density which could theoretically provide opportunities for Moderate Income housing.

Rocklin's Regional Housing Needs Allocation (RHNA) for the Moderate Income category is 709 units. Although the median income for Placer County is relatively high, the proposed development densities may not result in homes that are affordable to the Moderate Income category.

If approved, the re-designation of Whitney Ranch/Sunset Ranchos Units 1, 42 and 44B to lesser densities will reduce the City's current inventory of potential sites available for the Moderate Income category. However, the remaining inventory of potential sites identified in the Housing Element Available Sites Table would still provide for up to 771 units, leaving a surplus of 62 units more than the minimum number of units required to be accommodated.

The City will continue to monitor its inventory of available sites as future development projects come forward to ensure that the goals of the Housing Element and our Inventory of Available Sites remain in compliance.

This request is the second General Plan Amendment that has been brought to a hearing this year. If the Planning Commission recommends approval of the project it will be considered by the City Council at a future meeting.

### General Development Plan Amendment/Rezone

The City's General Plan Update in 2012 (Reso. 2012-171) modified the land use designation of Unit 1 from Business Professional (BP) to High Density Residential (HDR). The zoning of the site was not changed to reflect the updated General Plan designation however, the City did pass a companion consistency ordinance (Ord. No. 988) to provide review procedures for these conditions with the anticipation of amending the zoning to be consistent with the General Plan designation in the future or as part of entitlements for proposed projects.

The requested General Development Plan Amendment would reduce the maximum possible dwelling units (du) within the sites involved from 480 du to 283 du, a net total reduction of 197 du based on zoning.

A Traffic Capacity Comparison Analysis for the proposed Whitney Ranch Phase III entitlements is included as **Attachment 1**. The analysis uses the trip generation rates assigned in the General Development Plan for both the existing land uses and the land uses proposed in this amendment. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction in Average Daily Trips of approximately 4,600 ADT.

The proposed General Development Plan Amendment and Zoning are consistent with the proposed General Plan Amendment.

**Tentative Subdivision Map**

*Subdivision Design - General*

The proposed Tentative Subdivision Map will subdivide approximately 41.2 gross acres into 208 single-family residential lots, various lettered landscape lots to be dedicated to the City, and one landscape lot, Lot G in Unit 44B, which will be retained by the HOA is summarized in **Table 2** below.

**Table 2 – Unit Acreage and Lot Summary**

W.R. Phase 3 Tentative Map Summary			
W.R. Unit #	APN	Area (Acres)	Proposed # of Lots
1	017-171-030	6.2	51
42	017-177-011	20.5	97
44A			
44B	017-174-045	12.3	55
55C	017-182-018	2.2	5
<b>Totals</b>		41.2	<b>208</b>

The streets within these subdivisions are proposed to be public and are designed to the City’s 46-foot and 42-foot standard residential street sections. The 46-foot street section provides for parking, rolled curbs, gutters, and sidewalks on both sides of the street. Cul-de-sacs and some short street segments that terminate, meet the City’s 42-foot standard residential street section with rolled curb, gutter, and sidewalk on one side and vertical curb on the other; parking would only be allowed on one side of these streets. In Unit 1A 24-foot wide private alleys, owned by the HOA, would provide access to some lots.

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The project is obligated to construct all on-site streets and improvements and to install sewer, water, and other infrastructure as required by the City and the applicable utilities to provide service to the project.

Units 42 and 44A, as well as Unit 44B are designed with three points of entry. The entries are flanked by existing City-owned landscape lots or by landscape lots to be dedicated to the City. Unit 1 has one point of entry and emergency access through Lot C, the landscape, open space, and utility easement lot to be dedicated to the City. The lots in Unit 55C front directly on Lazy Trail Drive, which is expected to be constructed either with Unit 57 or Unit 55C, depending on the construction timing of these two Units.

#### Grading and Drainage / Stormwater Quality

The project's grading is designed to balance the amount of cut and fill within each Unit. Internal retaining walls are used throughout the project site to retain slopes where needed.

The project site is within the Pleasant Grove Creek watershed. Drainage and detention for Whitney Ranch was master planned and has been implemented with earlier phases of development. The proposed storm drainage system has been designed and/or conditioned to meet the City of Rocklin Storm Water Quality standards and the City's NPDES Phase II State Water Resources Control Board General permit. Effective air quality and sediment and erosion control measures are required to be implemented and maintained during construction.

#### Masonry Walls and Fencing

The following wall and fence types, consistent with the earlier phases of Whitney Ranch, are proposed and/or conditioned to be used at various locations throughout the project:

- Six-foot tall "Proto II" masonry wall with decorative cap and stone veneer pilasters to be spaced no greater than 80 feet on center (at project entries)
- Six-foot tall "Proto II" masonry wall with decorative cap and pilasters to be spaced no greater than 80 feet on center (along the major arterial roads)
- Six-foot tall open space metal fence (at rear and side yards abutting open space areas)
- Six-foot tall "50-50" fence (half masonry half tubular steel) on certain lots
- Post and cable fence to delineate Open Space lot boundaries

The wall and fence designs and their locations within the project area are provided on the Preliminary Fence Plans for each of the Units as shown in Exhibit A.

#### Landscaping

The project frontages and entry landscape lots for each of the Units will consist of a combination of decorative masonry walls and landscaping including street shade trees, accent trees, shrubs, and groundcover consistent with the Whitney Ranch streetscape design standards.



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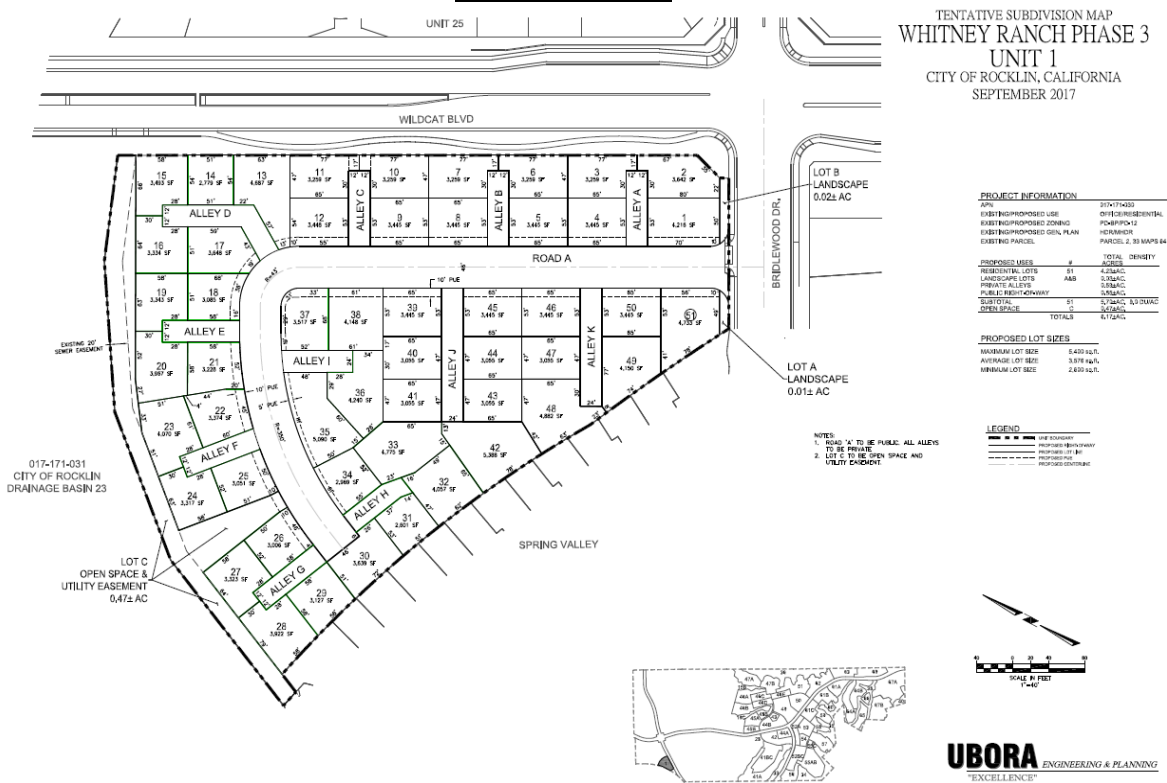
Street Lights and Street Sign Poles

The project has been conditioned to include decorative street lights, street sign poles and brackets, and bollards that are consistent with those used in Whitney Ranch Phases I and II.

Unit Specific Discussion

Units 1A and 1B

**Figure 4 – Unit 1**



**Existing conditions**

Unit 1 is the site of the existing City drainage Basin 23 and the Whitney Ranch information center at the southwest corner of the intersection of Wildcat Boulevard and Bridlewood. Spring Valley subdivision is adjacent along the southwest boundary.

**City Drainage Basin to become Open Space (Unit 1B)**

In 2015, the Whitney Ranch developer constructed drainage Basin 23 on the northern portion of Unit 1 (Unit 1B). This basin serves the master plan community and the 2.1 acres containing the basin has been dedicated to and accepted by the City of Rocklin. The General Development Plan Amendment proposes to change the zoning of Unit 1B to Open Space and the underlying General Plan designation to Recreation-Conservation. The remaining portion of Unit 1, (identified as Unit 1A) is proposed to be developed with a small lot single family residential project.

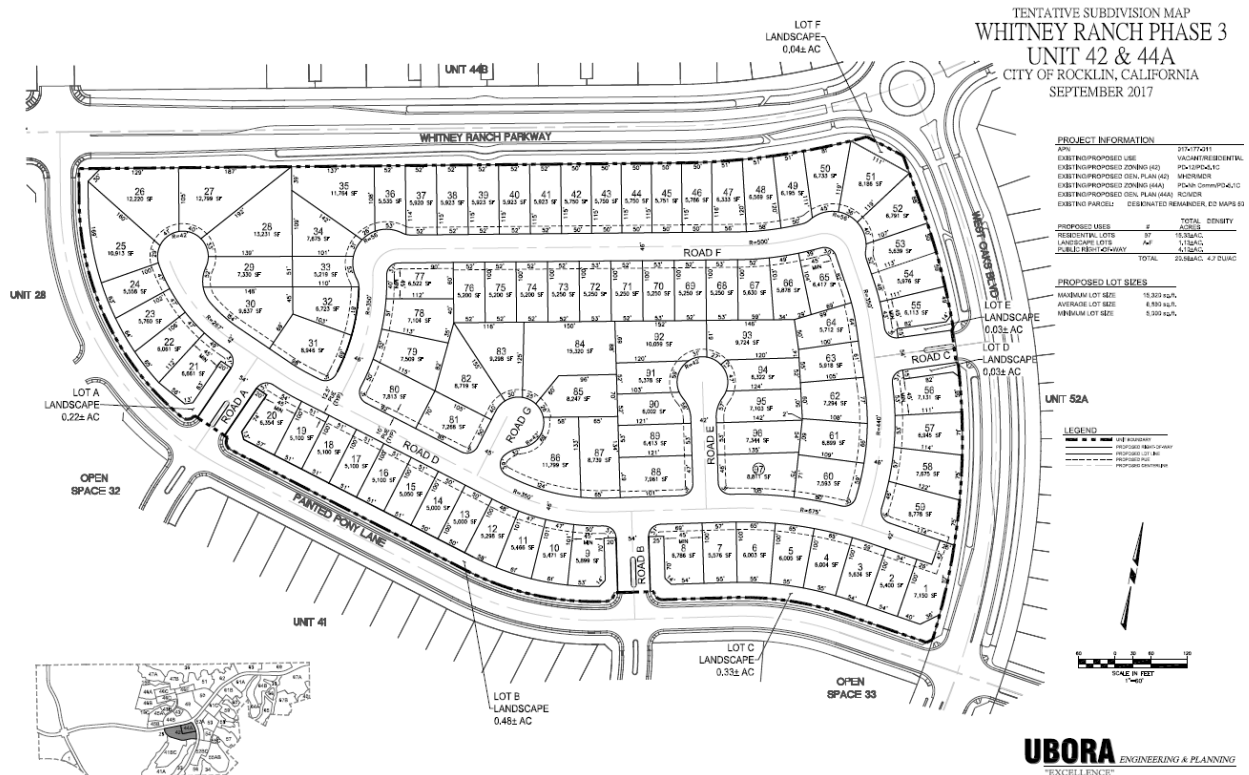
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**Subdivision Design**

Unit 1A is proposed as a small lot, alley-loaded single family subdivision with 51 lots. Proposed lot sizes are similar to those in adjacent Spring Valley, whose average lot size is 3,088. Road A will be public, with one access point on Bridlewood Drive, however the eleven 24-foot wide alleys will be private, owned and maintained by a homeowners association. The alleys are conditioned to be marked with “Fire Lane – No Parking” to the satisfaction of the Fire Chief. There are two lettered landscape entry/right-of-way lots (A and B) that will be dedicated to the City. Lot C, adjacent to Unit 1B, is an Open Space and utility easement lot that will be dedicated to the City and provides emergency access to the Unit via an existing SPMUD access road. Similar to the adjacent Spring Valley subdivision Lot C and the SPMUD access road through it will be improved with fencing, landscaping and a connecting path to create a pedestrian amenity.

Units 42 and 44A

**Figure 5 – Units 42 & 44A**



**Existing Conditions**

Units 42 and 44A form the southwest quadrant of the Whitney Ranch Parkway and (future) West Oaks Boulevard intersection and are bordered on the south by Painted Pony Lane. Unit 44A is currently designated Neighborhood Commercial.

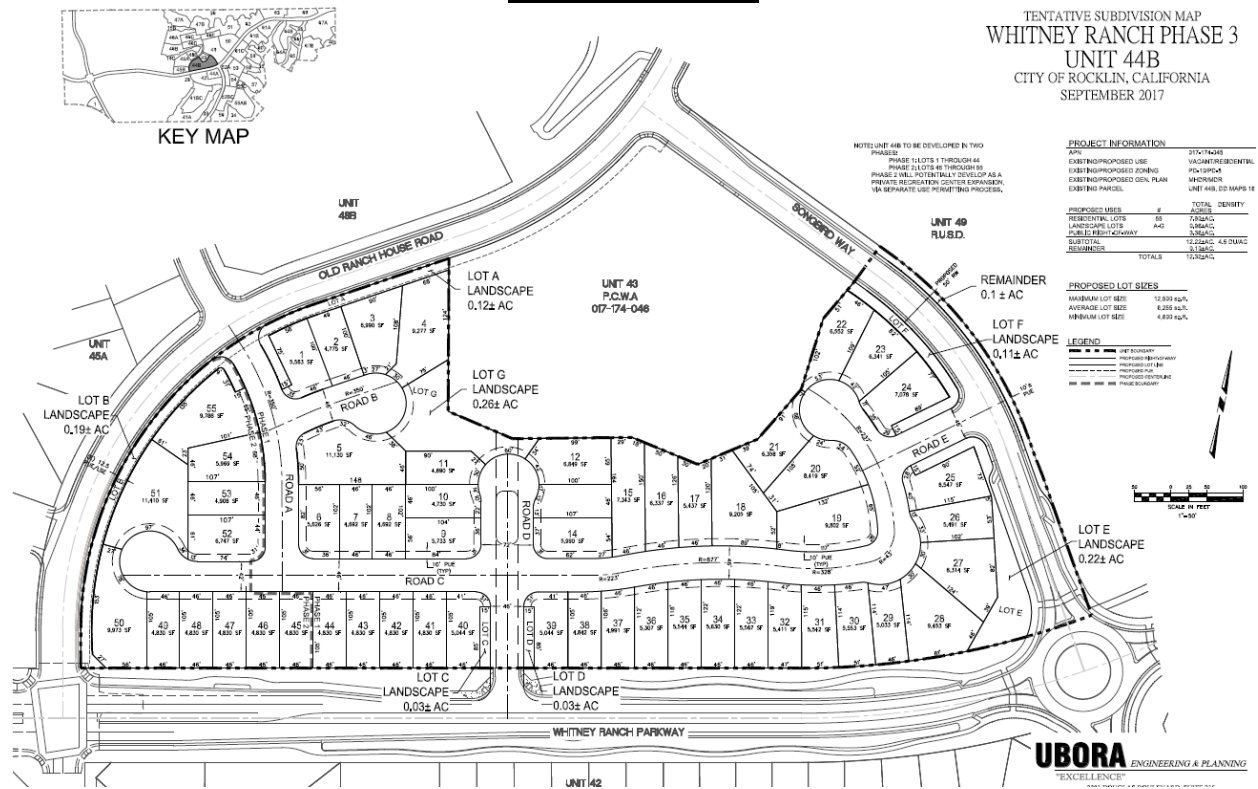
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**Subdivision Design**

Units 42 and 44A are proposed to be developed into 97 residential lots comparable in size to adjoining Unit 41, south of Painted Pony Lane. Streets will be public. Two vehicular access points on Painted Pony Lane are proposed at existing curb returns constructed when Painted Pony Lane was built. A third vehicular access point is proposed on West Oaks Boulevard. No vehicular access is proposed on Whitney Ranch Parkway. There are four lettered landscape entry/right-of-way lots (Lots A – D) that will be dedicated to the City.

Unit 44B

**Figure 6 – Unit 44B**



**Existing Conditions**

Unit 44B is situated south of Unit 43, the site of a future Placer County Water Agency tank facility, and is bordered by Old Ranch House Road on the west, Songbird Way on the east, and Whitney Ranch Parkway on the south. To the east, Unit 49 is owned by the Rocklin Unified School District and identified as a junior high school site. A portion of 44B has been identified as a possible future expansion of the existing private recreation facility (Whitney Ranch House) located across Old Ranch House Road.

**Subdivision Design**

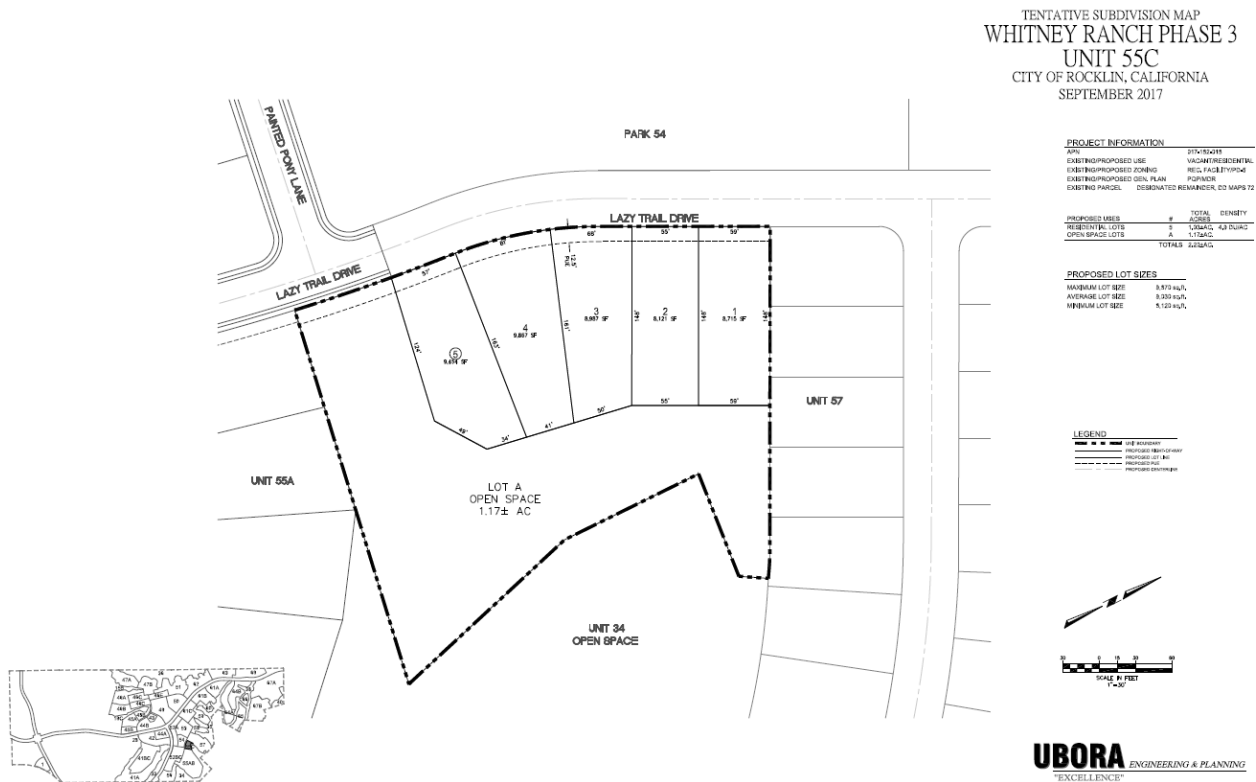
All roadways are proposed to be public. A vehicular access point is proposed on each of the roads, Old Ranch House Road, Songbird Way, and Whitney Ranch Parkway. An existing 30-foot

wide Placer County Water Agency waterline easement traverses the site in a north-south direction. The tentative map design incorporates this easement within a proposed roadway and landscape median. Proposed Lot G will be owned and maintained by the Whitney Ranch HOA. There are six lettered landscape entry/right-of-way lots (Lots A – F) that will be dedicated to the City.

Unit 44B is proposed to be developed in two phases. Phase One will include Lots #1 through #44 and Phase Two will include Lots #45 through #55. Phase Two is located and configured with the intent that it could serve as an expansion of the existing private recreation facility should the Whitney Ranch developer decide to pursue such an expansion in the future. Private recreation facilities are conditionally permitted uses within residential districts so a subsequent Use Permit, as well as a Design Review, would be required if the recreation facility is subsequently proposed rather than the construction of Phase Two single family homes.

Unit 55C

**Figure 7 – Unit 55C**



**Existing Conditions**

Unit 55A is located along the future extension of Lazy Trail Drive near the intersection of Lazy Trail Drive and Painted Pony Lane, across from Unit 54, a designated Park site. With Whitney Ranch Phase II, Unit 55A was identified as a site for a future private recreation facility. The Whitney Ranch developer has since determined that developing a new private recreation

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facility at this location is no longer desirable. They believe from an efficiency and functionality standpoint additional private recreation amenities would be better suited near the existing private recreation facility located on Old Ranch House Road.

### **Subdivision Design**

Unit 55C proposes to develop 5 residential lots of similar size as in adjacent Units 55A and 57 and to dedicate approximately 1.1 acres of additional open space (Lot A) to the City, including an approximately 85-foot wide buffer adjacent to Unit 55A, that is contiguous with existing Open Space Unit 34.

### **Environmental Determination**

In 2002, an Environmental Impact Report (EIR) for the Northwest Rocklin Annexation (Sunset Ranchos) project was approved per City Council Resolution 2002-230. Subsequently, an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. Project specific analysis was conducted and potential impacts of the Northwest Rocklin Annexation project were identified in the EIR and Addendum documents. Section 15162 of the California Environmental Quality Act (CEQA) Guidelines contains the provisions for relying on previously adopted environmental impact reports. Pursuant to Section 15162, it has been determined that the EIR and Addendum that were adopted for the Northwest Rocklin Annexation project took into consideration the anticipated potential environmental impacts associated with the proposed Whitney Ranch Phase III project and that no additional environmental documentation is necessary. This determination has been made because according to Section 15162, when an environmental impact report has been adopted for a project, no subsequent environmental document shall be prepared unless substantial changes to the project or to the circumstances under which the project is undertaken, or new information of substantial importance results in the identification of a new impact or an increase in the severity of a previously identified significant impact. The proposed Whitney Ranch Phase III project proposes 208 dwelling units and the proposed General Plan / Zoning would allow for a maximum 283 dwelling units, while previous zoning for the Northwest Rocklin Annexation Area anticipated and analyzed a maximum allowable 480 dwelling units for the same project areas. The analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the Whitney Ranch Phase III project is still within the scope of the previously approved Northwest Rocklin Annexation project EIR and associated Addendum and does not result in any new significant impacts nor does it result in an increase in the severity of a previously identified significant impact, and no further environmental review is necessary. See Attachment 2 for further discussion.

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**Attachments**

- Attachment 1 – Traffic Capacity Comparison Analysis for Whitney Ranch Phase III
- Attachment 2 – Whitney Ranch Phase III – 15162 Analysis
- Attachment 3 – Correspondence from Erick Carlson

*Prepared by Dara Dungworth, Senior Planner*

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## TRAFFIC CAPACITY COMPARISON GENERAL DEVELOPMENT PLAN AMENDMENT WHITNEY RANCH PHASE 3 ENTITLEMENTS

### I. SUMMARY - TRAFFIC CAPACITY

Description	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
Existing Whitney Ranch Phase 3 Land Use Allocations	480	190.7	7,170
Proposed Whitney Ranch Phase 3 Land Use Allocations	283	0.0	2,551
<b>Difference between Existing &amp; Proposed Land Uses</b>	<b>-197</b>	<b>-190.7</b>	<b>-4,619</b>

### II. EXISTING LAND USES

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
1	Residential/BP*	9.2	PD-BP* / PD-20**	184***	125.4	2,220**
42	Residential	14.2	PD-12	170		1,530
44A	Nh. Comm.	6	PD-Nh. Comm	-	65.3	2,286
44B	Residential	12.6	PD-10	126		1,134
55C	Rec. Facility	1.5	Private Rec. Facility	-		-
<b>Total</b>		<b>43.5</b>		<b>480</b>	<b>190.7</b>	<b>7,170</b>

### III. PROPOSED LAND USES

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
1A	Residential	6.2	PD-12	74		670
1B	Open Space	2.1	Open Space	-		-
1	Core Roads	0.9	Bridlewood Dr. & BLA to Unit 110			-
42	Residential	14.2	PD-5.1C	72		648
44A	Residential	6	PD-5.1C	30		270
44B	Residential	12.6	PD-8	100		900
55C	Residential	1.5	PD-5	7		63
<b>Total</b>		<b>43.5</b>		<b>283</b>	<b>0.0</b>	<b>2,551</b>

Notes:

Traffic ADT based on trip rates listed in GDP Traffic Capacity Section 3.4.4

\* Unit 1 existing Zoning per GDP is BP, General Plan Amendment override to HDR

\*\* Unit 1 existing Traffic ADT based on Zoning designation of PD-BP per GP traffic allocation study

\*\*\* Unit 1 existing Max. allowable Units based on GP designation of PD-20

Whitney Ranch Phase III – 15162 AnalysisPROJECT DESCRIPTION:

The Whitney Ranch Phase III project consists of a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family residential lots, fifteen lettered right-of-way landscape lots to be dedicated to the City, one utility/emergency access/landscape lot to be dedicated to the City, and one lettered landscape lot to be maintained by a homeowners association (HOA).

PRIOR ENVIRONMENTAL REVIEW:

In 2002, an Environmental Impact Report (EIR) for the Northwest Rocklin Annexation (Sunset Ranchos) project was approved per City Council Resolution 2002-230. Subsequently, an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. Project specific analysis was conducted and potential impacts of the Northwest Rocklin Annexation project were identified in the EIR and Addendum documents.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Whitney Ranch Phase III project were analyzed as required by the California Environmental Quality Act (CEQA) in an Environmental Impact Report (EIR) and an Addendum which were previously approved by the Rocklin City Council acting as the lead agency through Resolutions 2002-230 and 2008-252, respectively. 2015-2017. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the Whitney Ranch Phase III project required additional land use entitlements and further discretionary approval, the City must examine the adequacy of the prior environmental review.

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

**1) Do Proposed Changes Involve New Significant Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered



and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

**2) Are There Any New Circumstances Involving New Impacts?**

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

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

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

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

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

COMPARISON OF THE PREVIOUSLY APPROVED PROJECT TO THE NEW PROJECT:

The adopted Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum addressed the development of the Whitney Ranch Phase III project site as follows:

- Unit 1A – High Density Residential
- Unit 1B – High Density Residential
- Unit 42 – Medium High Density Residential
- Unit 44A – Retail Commercial
- Unit 44B – Medium High Density Residential
- Unit 55 C – Public/Quasi-Public (private recreation facility)

The proposed land use changes for the project will result in the following changes to existing land use designations that were analyzed in the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum in terms of acreage:

- Increase of approximately 2.1 acres of Recreation Conservation designated/Open Space zoned land (Unit 1B);
- Conversion of approximately 6 acres of High Density Residential designated/Business Professional zoned land to Single Family Residential (Unit 1A);
- Conversion of approximately 6 acres of Retail Commercial designated/Neighborhood Commercial zoned land (Unit 44A) to Single Family Residential;
- Conversion of approximately 2.2 acres of Public/Quasi Public designated/Private Recreation Facility zoned land (Unit 55C) to Single Family Residential;
- Conversion of approximately 27 acres of Residentially designated land to lower densities (Units 42 and 44B)

The Whitney Ranch Phase III project involves the same land area that was previously considered and analyzed, but the changes proposed by the project reflect a reduction in the developable area and modifications to the anticipated types of land uses. These changes are analyzed below.

IMPACT ANALYSIS:

- 1) Aesthetics – the changes contemplated by the proposed Whitney Ranch Phase III project will introduce similar development types into the project area that are mostly consistent with what was anticipated by the original project. Newly introduced development types are consistent with the surrounding existing and anticipated development and do not include any aspects that would introduce new aesthetic impacts.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as

described above are not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant aesthetic impacts or substantially more severe aesthetic impacts, and there is no new information requiring new analysis or verification. The analysis of aesthetics impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 2) Agricultural Resources – the changes contemplated by the proposed Whitney Ranch Phase III project will occur in locations that are designated as grazing land and are not located within or adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production and do not introduce any new agricultural resources impacts.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant agricultural resources impacts or substantially more severe agricultural resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant agricultural resources impacts or substantially more severe agricultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of agricultural resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 3) Air Quality - the changes contemplated by the proposed Whitney Ranch Phase III project will result in similar construction air quality emissions but fewer operational air quality emissions due to a reduction in the number of vehicle trips generated by the project. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction of 4,600 average daily vehicle trips and associated emissions.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant air quality impacts or substantially more severe air quality impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant air quality impacts or substantially more severe air quality impacts, and there is no new information requiring new analysis or verification. The analysis of air quality impacts within the Northwest Rocklin Annexation

(Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 4) Biological Resources - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development in a smaller footprint area due to an increase in non-developable open space. The proposed increase of 2.1 acres of open space beyond what was previously anticipated results in a reduction of biological resources impacts.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant biological resources impacts or substantially more severe biological resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant biological resources impacts or substantially more severe biological resources impacts, and there is no new information requiring new analysis or verification. The analysis of biological resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 5) Cultural Resources - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development in a smaller footprint area due to an increase in non-developable open space. The proposed increase of 2.1 acres of open space beyond what was previously anticipated results in a reduction of the impact of the potential discovery of cultural resources.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant cultural resources impacts or substantially more severe cultural resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant cultural resources impacts or substantially more severe cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of cultural resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 6) Geology and Soils - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are mostly consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also be subject to compliance with the City's development review process and the City's Improvement Standards and

Standard Specifications and the Uniform Building Code which will reduce any potential geology and soils impacts to a less than significant level.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant geology and soils impacts or substantially more severe geology and soils impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant geology and soils impacts or substantially more severe geology and soils impacts, and there is no new information requiring new analysis or verification. The analysis of geology and soils impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 7) Greenhouse Gas Emissions - the changes contemplated by the proposed Whitney Ranch Phase III project will result in similar construction air quality/greenhouse gas emissions but fewer operational air quality/greenhouse gas emissions due to a reduction in the number of vehicle trips generated by the project. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction of 4,600 average daily vehicle trips and associated emissions.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts, and there is no new information requiring new analysis or verification. The analysis of greenhouse gas emissions impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 8) Hazards and Hazardous Materials - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also be subject to compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection which will reduce any hazardous materials

management and environmental protection impacts to a less than significant level. While the proposed Whitney Ranch Phase III project is located within ¼ mile of an existing or proposed school, it does not include any unusual uses of hazardous materials. In addition, the proposed project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the proposed project site is not located within an airport land use plan or within the vicinity of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the proposed project will be reviewed by the Rocklin Fire Department and will be designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant hazards and hazardous materials impacts or substantially more hazards and hazardous materials impacts, and there is no new information requiring new analysis or verification. The analysis of hazards and hazardous materials impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

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

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant hydrology and water quality impacts or substantially more hydrology and water quality impacts, and there is no new information requiring new analysis or verification. The analysis of hydrology and water quality impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 10) Land Use and Planning - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project include land use and zoning changes to ensure consistency with the City's General Plan and Zoning Ordinance. The construction of the proposed Whitney Ranch Phase III project would not physically divide an established community and would be compatible with existing and anticipated land uses.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant land use and planning impacts or substantially more severe land use and planning impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant land use and planning impacts or substantially more land use and planning impacts, and there is no new information requiring new analysis or verification. The analysis of land use and planning impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 11) Mineral Resources - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also occur on sites that do not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as

described above are not anticipated to result in new significant mineral resources impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant mineral resources impacts or substantially more mineral resources impacts, and there is no new information requiring new analysis or verification. The analysis of mineral resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 12) Noise - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would be anticipated to generate noise levels similar to those that would occur with the original project.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant noise impacts or substantially more noise impacts, and there is no new information requiring new analysis or verification. The analysis of noise impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 13) Population and Housing - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would reduce the maximum possible dwelling units (du) within the sites involved from 480 dwelling units to 283 dwelling units, a net total reduction of 197 dwelling units based on zoning. The proposed Whitney Ranch Phase II project would not introduce unplanned growth or displace substantial numbers of people. In addition the proposed Whitney Ranch Phase III project is not considered to induce substantial population growth because it includes a reduction of dwelling units from what was previously contemplated and it is located in an area that has already been planned for urban uses.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant population and housing impacts or substantially more severe population and housing impacts that have not already



been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant population and housing impacts or substantially more population and housing impacts, and there is no new information requiring new analysis or verification. The analysis of population and housing impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 14) Public Services - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant public services impacts or substantially more severe public services impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant public services impacts or substantially more public services impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 15) Transportation/Traffic - the changes contemplated by the proposed Whitney Ranch Phase III project will result in fewer automobile trips generated because the proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction of 4,600 average daily vehicle trips.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts, and there is no new information requiring new analysis or verification. The analysis of transportation/traffic impacts within the Northwest Rocklin Annexation (Sunset Ranchos)

EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

- 16) Tribal Cultural Resources – the changes contemplated by the proposed Whitney Ranch Phase III project will result in development in a smaller footprint area due to an increase in non-developable open space. The proposed increase of 2.1 acres of open space beyond what was previously anticipated results in a reduction of the impact of the potential discovery of tribal cultural resources. While the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum were prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, mitigated negative declaration or EIR for a project and the City intends to rely upon the previous EIR and Addendum for the Whitney Ranch Phase III project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.
- 17) Utilities and Service Systems - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, and the need for other utilities and public services would not be created by the project.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant utilities and service systems impacts or substantially more severe utilities and service systems impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant utilities and service systems impacts or substantially more utilities and service systems impacts, and there is no new information requiring new analysis or verification. The analysis of utilities and service systems impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

CONCLUSION:

The Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum evaluated the potential environmental impacts of the development of all phases of the Whitney Ranch Phase III project which included the same project area. Because the Whitney Ranch Phase III project will introduce similar development types into the project area that are mostly consistent with what was anticipated by the original project, and newly introduced

development types are consistent with the surrounding existing and anticipated development and do not include any aspects that would introduce new or increased environmental impacts, it was determined that the prior EIR and associated Addendum would be appropriate to rely upon for purposes of CEQA compliance. Based on the analysis provided above, no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the proposed Whitney Ranch Phase III project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.

**From:** [Erick Carlson](#)  
**To:** [Dara Dungworth](#)  
**Subject:** RE: City of Rocklin case number 31235 - Whitney Ranch P3  
**Date:** Wednesday, September 06, 2017 10:59:01 AM

---

Dara,

I am checking in to see how the processing of the Whitney Ranch Phase 3 is progressing. I have general concern regarding density averaging shown by the application exhibits yielding less open space and generally more of the same small lot single family lots. Upon reading through the Land Use component of the GP, I keep coming across goals encouraging a variety of densities and housing types. This includes higher density in close proximity to major streets and commercial and public facilities. The original submittal and subsequent subdivision map seemed to be in line with these goals. I would submit that the current submission seems to throw these goals to the wayside in lieu of current market pressure for more buildable lots.

The loss of open space near Pernu park for the addition of a few more lots is also disturbing to myself as a resident. This would yield a nice passive recreation opportunity and is adjacent to open space (also consistent with GP goals). More houses in this location also impacts the visual corridor to the West.

The loss of Neighborhood Commercial also is a loss to the neighborhood in my opinion. A small commercial component would be beneficial near higher density residential. This would also be a social benefit to the neighborhood a huge convenience.

I just wanted to throw in my 2 cents worth as a resident of Whitney Ranch. Thank you for your time and I appreciate you having added me to the mailing list for this project.

Sincerely,

Erick Carlson  
916-504-0104

----- Original message -----

**From:** Dara Dungworth <[Dara.Dungworth@rocklin.ca.us](mailto:Dara.Dungworth@rocklin.ca.us)>  
**Date:** 06/19/2017 5:05 PM (GMT-08:00)  
**To:** "erickryncarlson@gmail.com" <[erickryncarlson@gmail.com](mailto:erickryncarlson@gmail.com)>  
**Cc:**  
**Subject:** RE: City of Rocklin case number 31235 - Whitney Ranch P3

Erick,

Since we have just begun processing this application, we have not analyzed the requested land use changes.

It is very early in the process, but from the Project Information page, you can see we have tentatively determined that we will need to prepare a Mitigated Negative Declaration. Once you've had a chance to review the application materials and the attached extensive project description document, please let me know the nature of your questions and concerns. I would be pleased to meet or continue our email conversation.

Cordially,

Dara



**Dara Dungworth** | Senior Planner  
Planning Division | City of Rocklin  
3970 Rocklin Road | Rocklin, CA 95677  
[dara.dungworth@rocklin.ca.us](mailto:dara.dungworth@rocklin.ca.us) | (916) 625-5163 | [www.rocklin.ca.us](http://www.rocklin.ca.us)

City Hall Hours: 8 am – 4 pm (Monday – Thursday); 8 am – 12 pm (Friday)



Think of trees before you print, please.

---

**From:** Erick Carlson [<mailto:erickryncarlson@gmail.com>]  
**Sent:** Monday, June 19, 2017 10:24 AM  
**To:** Planner of the Day  
**Subject:** RE: City of Rocklin case number 31235

Dara,

Thank you for adding me to the mailing list. I have already read through the application and had some concern over the adjustment in neighborhood park space and the lack of neighborhood commercial. I also had questions regarding the elimination of the private recreation facility in lieu of 5 lots. Am I correct to assume this will require an EIR?

Thank you for your time.

Sincerely,

Erick Carlson

----- Original message -----

From: Planner Of The Day <[donotreply@rocklin.ca.us](mailto:donotreply@rocklin.ca.us)>

Date:06/19/2017 8:44 AM (GMT-08:00)

To: [erickryncarlson@gmail.com](mailto:erickryncarlson@gmail.com)

Cc: [Dara.Dungworth@rocklin.ca.us](mailto:Dara.Dungworth@rocklin.ca.us)

Subject: RE: City of Rocklin case number 31235

Dear Erick,

Thank you for contacting the City. We are in the initial stage of the review process for the Whitney Ranch Phase 3 project. We received it last month and it has been referred to outside agencies for their review and comment. You may access the initial application materials on Planning's Current Applications page: <http://www.rocklin.ca.us/current-applications>.

A hearing will be scheduled sometime in the future once the application has been reviewed and deemed complete and ready to move forward to Planning Commission and on to Council for their actions.

I will add you to the noticing list so you will receive mailed notices of the hearings. You may also check the City's Agendas and Minutes page and find notices in the Placer Herald.

If you have any questions about the project as we proceed, I encourage you to contact me directly.

Thank you again for contacting us. Cordially,

Dara Dungworth

Senior Planner

916-625-5163

[dara.dungworth@rocklin.ca.us](mailto:dara.dungworth@rocklin.ca.us)

Use this link to add notes to the case:

<https://clients.comcate.com/myfeedbackView.php?view=1226690&id=47>

## **Original Request**

I would like to be contacted with information and hearing date for Whitney Ranch Phase 3. I have some concern over the proposed General Plan Amendment and rezoning as well as loss of open space and neighborhood commercial. Thank you

## RESOLUTION NO. PC-2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING CITY COUNCIL APPROVAL OF A RESOLUTION AMENDING THE  
 GENERAL PLAN LAND USE DESIGNATIONS FOR MULTIPLE SITES IN THE WHITNEY RANCH  
 / SUNSET RANCHOS PLANNING AREA

(Whitney Ranch Phase III Subdivision / GPA2017-0003)

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

Section 1. 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 Northwest Rocklin Annexation EIR and associated Addendum, approved and certified by City Council Resolutions No. 2002-230 and 2008-252, respectively. Pursuant to Section 15162 of the CEQA Guidelines, analysis has shown that 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 and associated Addendum which adequately describe 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 or Addendum 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 or Addendum were 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;

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

A. The General Plan Amendment (GPA2017-0003) will change the land use designations of Units 1A, 1B, 42 & 44A, 44B, and 55C within the Whitney Ranch planning area as indicated on Exhibit A.

B. The Planning Commission has considered the effect of the recommended approval of this General Plan Amendment on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. Whitney Ranch/Sunset Ranchos Units 1, 42, and 44B are currently identified in the City's 2013-2021 Housing Element at a density which could theoretically provide opportunities for Moderate Income housing.

Rocklin's Regional Housing Needs Allocation (RHNA) for the Moderate Income category is 709 units. Although the median income for Placer County is relatively high, the proposed development densities may not result in homes that are affordable to the Moderate Income category.

The re-designation of Whitney Ranch/Sunset Ranchos Units 1, 42 and 44B to lesser densities will reduce the City's current inventory of potential sites available for the Moderate Income category. The remaining inventory of potential sites identified in the Housing Element Available Sites Table would still provide for up to 771 units, a surplus of 62 units more than the minimum number of units required to be accommodated.

The City will continue to monitor its inventory of available sites as future development projects come forward to ensure that the goals of the Housing Element and our Inventory of Available Sites remain in compliance.

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

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

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

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

Section 3. The Planning Commission hereby recommends City Council approval of the General Plan Amendment (GPA2017-0003), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 17<sup>th</sup> day of October, 2017, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

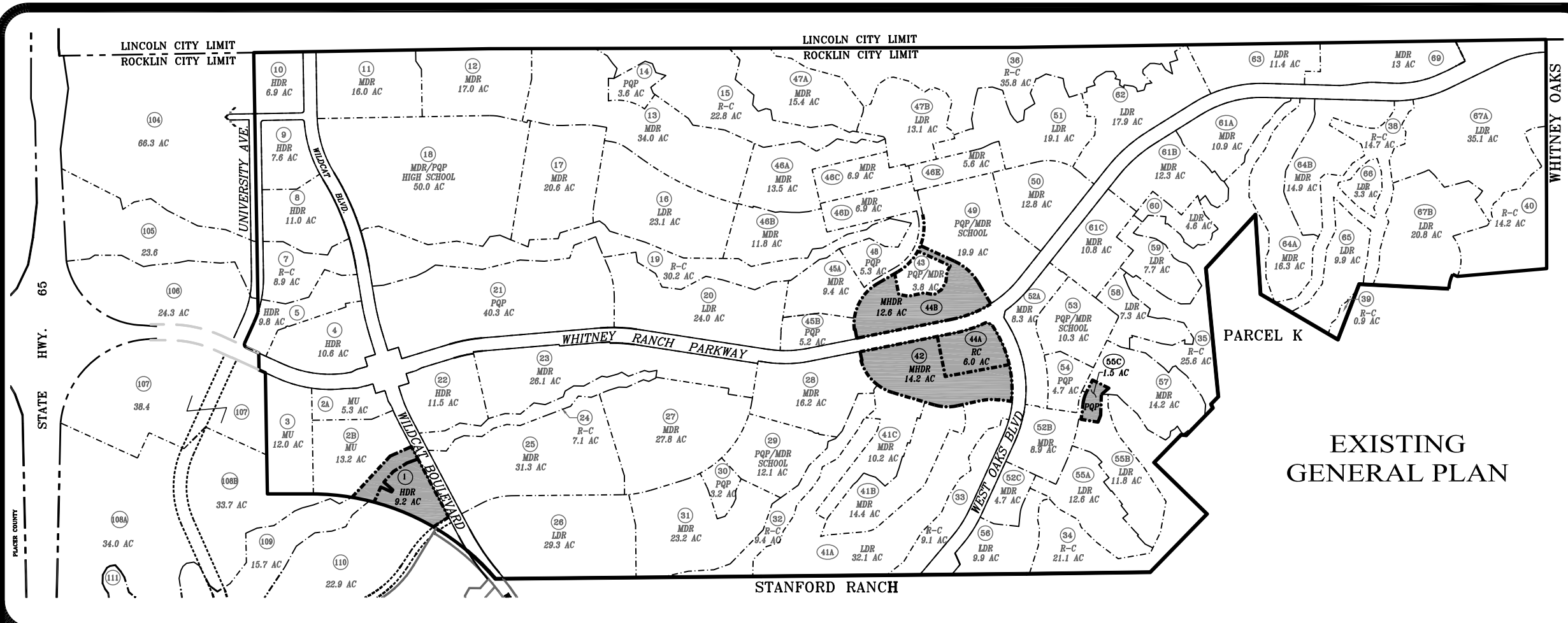
ATTEST:

\_\_\_\_\_  
Secretary

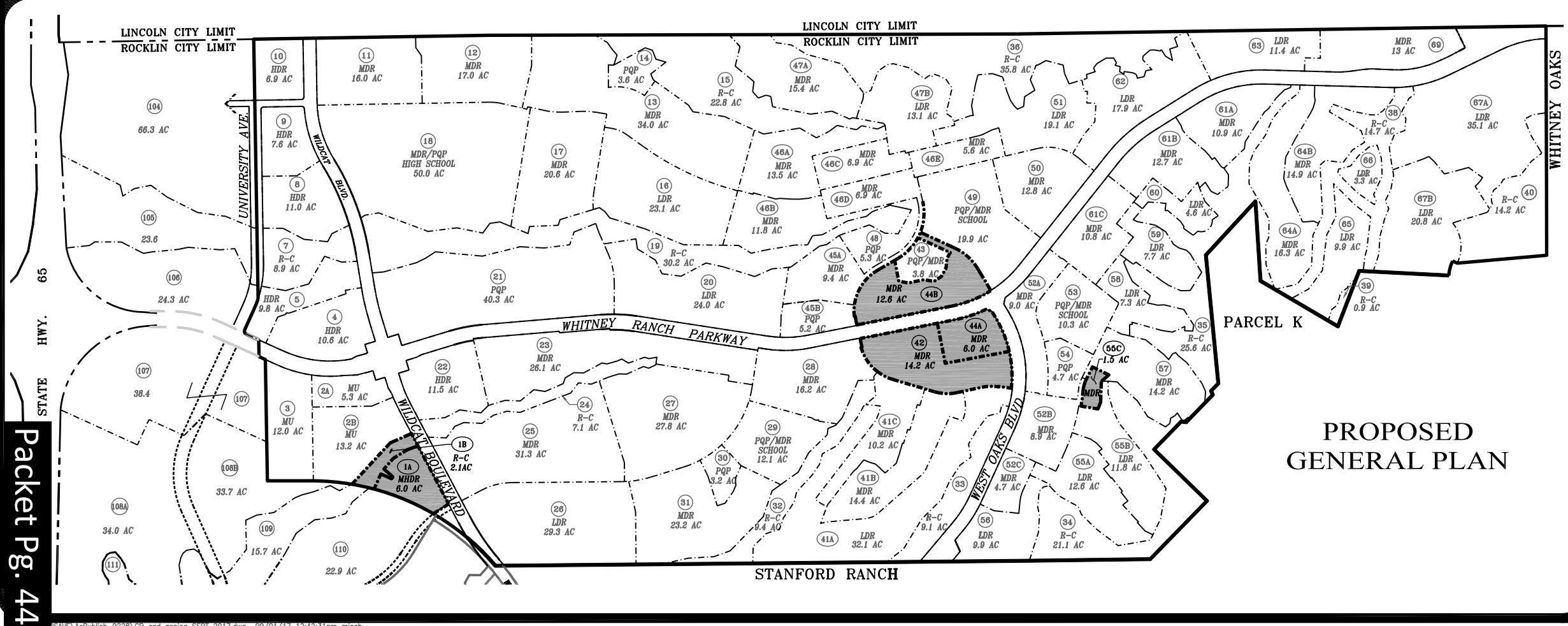
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**EXHIBIT A**  
**Whitney Ranch Phase III Subdivision (GPA2017-0003)**

N.W.R.A.  
**GENERAL PLAN**  
**EXHIBIT**  
 SEPTEMBER 2017



**EXISTING  
 GENERAL PLAN**



**PROPOSED  
 GENERAL PLAN**

**LEGEND**

BP	BUSINESS PROFESSIONAL
LI	LIGHT INDUSTRIAL
HDR	HIGH DENSITY RESIDENTIAL
LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
PQP	PUBLIC QUASI PUBLIC
RC	RETAIL COMMERCIAL
R-C	RECREATIONAL CONSERVATION
CORE ROADS	<hr style="border-top: 1px solid black;"/>
XX	DEVELOPMENT AREA

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

## RESOLUTION NO. PC-2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE APPROVING THE  
 TWELFTH AMENDMENT TO THE NORTH WEST 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 Planning Commission of the City of Rocklin does resolve as follows:

Section 1. 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 and associated Addendum, approved and certified by City Council Resolutions No. 2002-230 and 2008-252, respectively. 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 and associated Addendum which adequately describe 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 or Addendum 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 or Addendum were 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;

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

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.

D. 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.

E. 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.

F. 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.

G. The Planning Commission 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. The Planning Commission of the City of Rocklin hereby recommends approval of the General Development Plan and Rezone in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this 17<sup>th</sup> day of October, 2017, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

---

Chairman

ATTEST:

---

Secretary

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PDG2017-0004-Z2017-0005 - final.docx



## ATTACHMENT 1

## ORDINANCE NO.

AN ORDINANCE APPROVING THE TWELFTH AMENDMENT TO THE NORTH WEST 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. 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 4. 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 5. 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 \_\_\_\_\_, 20\_\_, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on \_\_\_\_\_, 20\_\_, by the following vote:

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

\_\_\_\_\_  
Scott Yuill, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk

First Reading:  
Second Reading:  
Effective Date:

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



**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<sub>x</sub> 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<sub>x</sub> and PM<sub>10</sub> 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<sub>x</sub> and 17.7 percent for PM<sub>10</sub>. If the emissions estimate identifies an increase beyond those identified above, the applicant shall submit an Air Quality Reduction Plan sufficient to reduce NO<sub>x</sub> and/or PM<sub>10</sub> 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<sub>x</sub> 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<sub>x</sub> 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
	<b>Subtotal</b>	<b>114.2</b>		<b>21,608</b>	<b>517</b>	<b>356</b>	<b>0</b>	<b>873</b>
Placer Ranch	107	38.4	PD-COMM	8,313	151	161	0	312
	108	68.0	PD-BP/COMM	14,764	451	193	0	644
	109	15.7	OS	0	-	-	-	-
	110	22.7	PD-BP	3,800	215	0	0	215
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>26,877</b>	<b>817</b>	<b>354</b>		<b>1,171</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	<sup>1</sup> 8,325	0	0	719	719
	114	30.1	PD-COMM	11,473	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>19,798</b>	<b>0</b>	<b>328</b>	<b>719</b>	<b>1,047</b>
Atherton Tech	115	81.8	PD-LI	<sup>2</sup> 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>		<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>77,043</b>	<b>1,373</b>	<b>1,038</b>	<b>810</b>	<b>3,221</b>

ADT: Average Daily Traffic

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

**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 30<sup>th</sup>, 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™**

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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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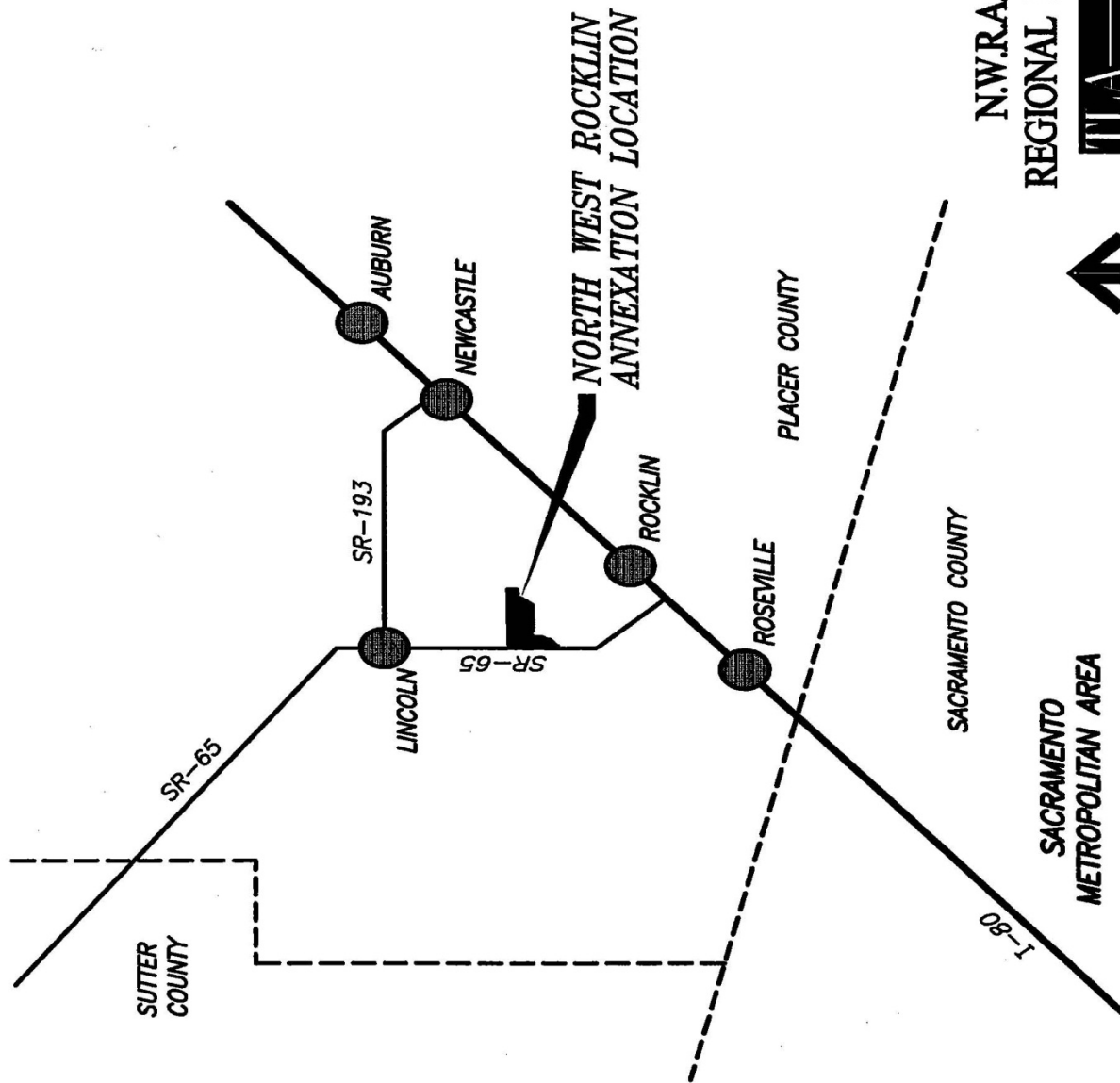
## CHAPTER ONE - INTRODUCTION

### 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 F. LOWELL & ASSOCIATES, INC.**  
**FIGURE 1**

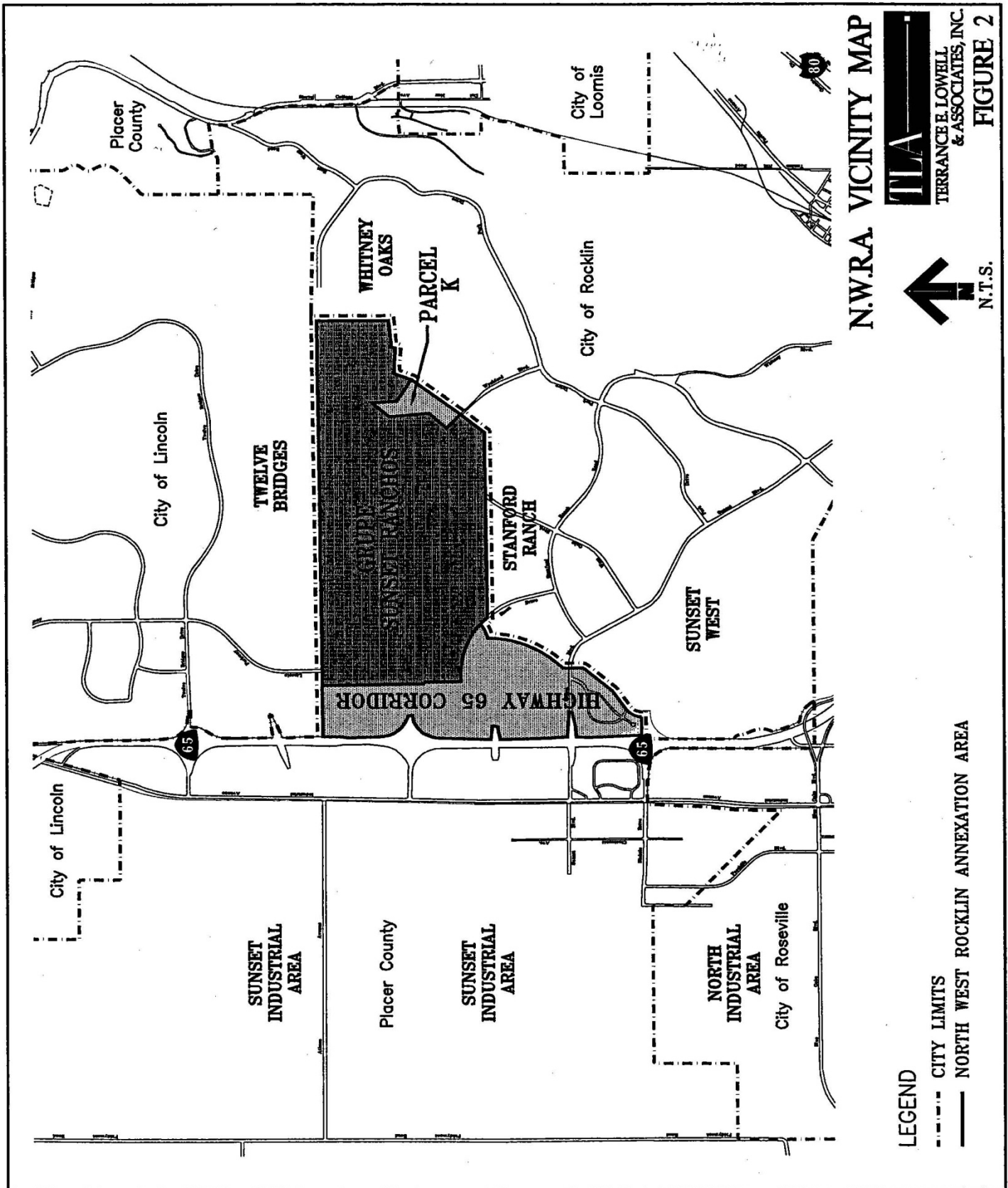
## 1.2 Plan Area Location and Description

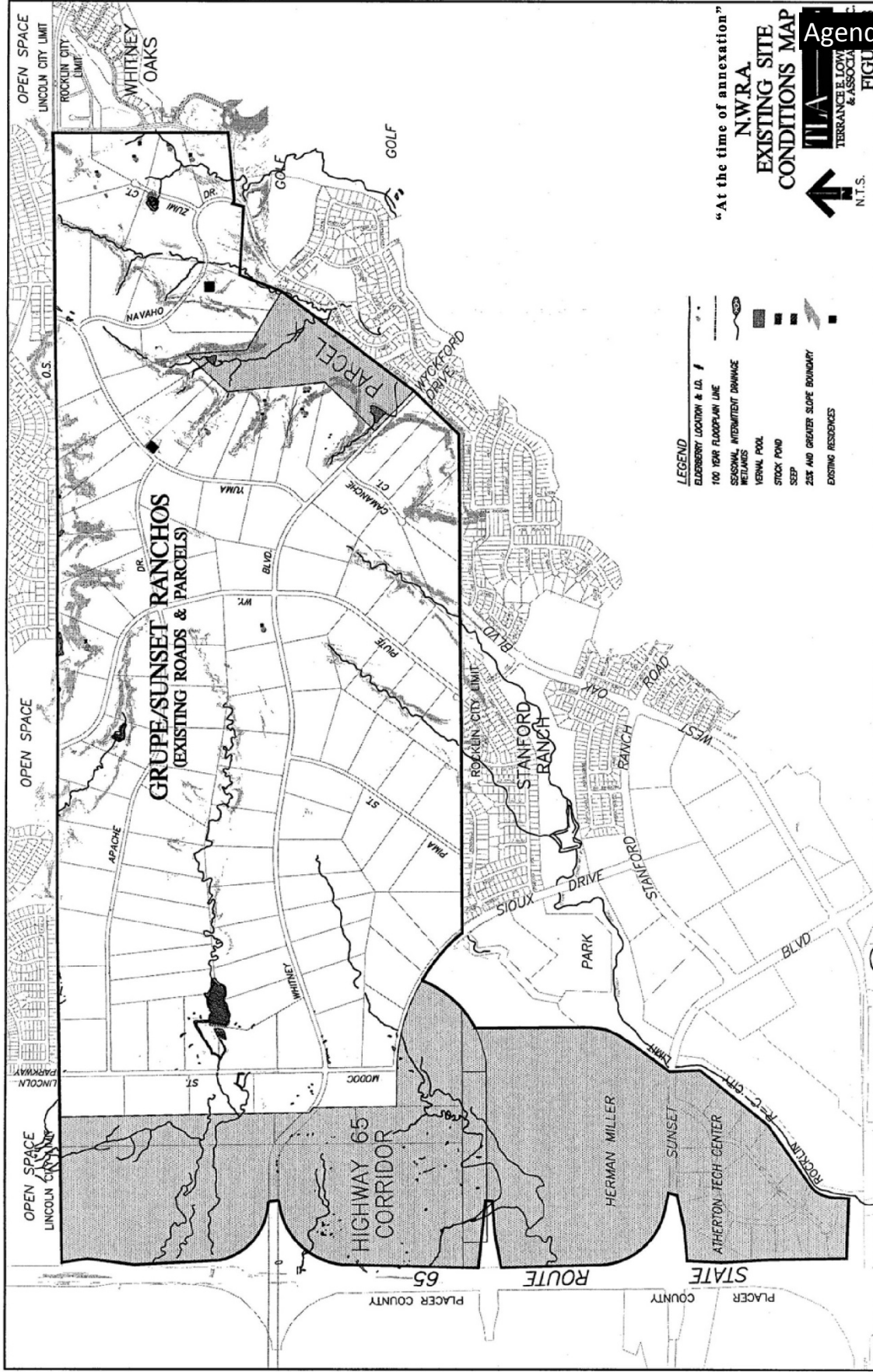
The North West Rocklin Plan Area is approximately 1,871 acres located in the northwest corner of the City of Rocklin. Rocklin is located in the County of Placer, about 20 miles northeast of the City of Sacramento.

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.

<b>Table 1</b>				
<b>Summary of Land Uses by Planning Area</b>				
<b>Planning Area</b>	<b>Acreage</b>	<b>Existing Use</b>	<b>Dev. Unit</b>	<b>Proposed Zoning and Use</b>
<b>Sunset-Ranchos aka Whitney Ranch</b>	<b>1,296.3</b>	Single-family homes, Apartments, Condominiums, High School, parks	<b>1 to 69</b>	Planned Development (PD) <ul style="list-style-type: none"> <li>• up to 3,146SF dwelling units</li> <li>• up to 1,106 MF dwelling units</li> <li>• 17.3 acres ( 187,300 sq. ft.) commercial</li> <li>• 2 Elementary Schools (22.4 ac.)</li> <li>• 1 Junior High School (19.9 ac.)</li> <li>• 1 High School (50.0 ac.)</li> <li>• 57.3 ac. Public Parks/</li> <li>• 5.2 ac. Private Recreation Facilities</li> <li>• 199.8 ac. Open Space</li> </ul>
<b>Highway 65 Corridor:</b>	<b>527.8</b>			Planned Development (PD)
• Atherton Tech	81.8 ac. 5 ac.	Light Industrial Open Space	115 116	Light Industrial (81.8 ac.) Open Space (5 ac.)
• William Jessup University	155.8 ac.	University 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.			
<b>Parcel K</b>	<b>47 ac.</b>	Single-family residential		Developed <ul style="list-style-type: none"> <li>• 109 SF dwelling units</li> <li>• Open Space (3.2 ac.)</li> </ul>

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

**2.1 Relationship to the Rocklin Municipal Code**

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

**2.2 Zoning Districts**

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

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

- PD-1.6** Residential – One-and-six tenths (1.6) dwelling units to the gross acre.  
 Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 11,000square feet.
- PD-2.1, 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.

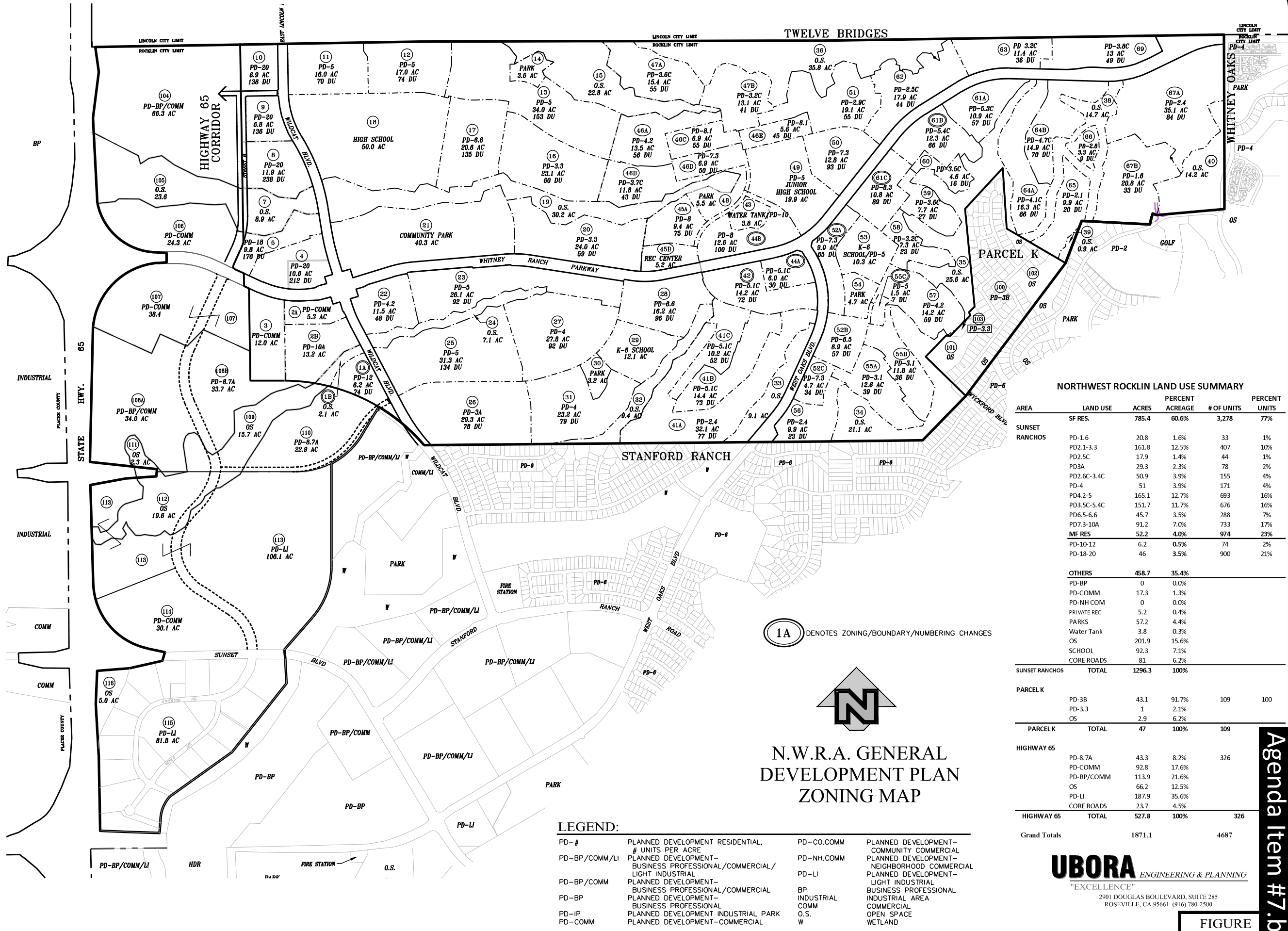
**2.3 Zoning Boundaries**

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**

SUMMARY OF LAND USES

DEV. UNIT	G.P.	ACREAGE	ZONING	MAX. # OF D.U.'S
<b>SUNSET RANCHOS</b>				
1	MHDR	6.2	PD-12	74
1B	R-C	2.1	OPEN SPACE	-
2A	MU	5.3	PD-COMM	-
2B	MU	13.2	PD-10A	132
3	RC	12	PD-COMM	-
4	HDR	10.6	PD-20	212
5	HDR	9.8	PD-18	176
7	R-C	8.9	OPEN SPACE	-
8	HDR	11.9	PD-20	238
9	HDR	6.8	PD-20	136
10	HDR	6.9	PD-20	138
11	MDR	16	PD-5	70
12	MDR	17	PD-5	74
13	MDR	34	PD-5	153
14	PQP	3.6	PARK	-
15	R-C	22.8	OPEN SPACE	-
16	LDR	23.1	PD-3.3	60
17	MDR	20.6	PD-6.6	135
18	PQP	50	HIGH SCHOOL	-
19	R-C	30.2	OPEN SPACE	-
20	LDR	24	PD-3.3	59
21	PQP	40.3	COMM. PARK	-
22	HDR	11.5	PD-4.2	48
23	MDR	26.1	PD-5	92
24	R-C	7.1	OPEN SPACE	-
25	MDR	31.3	PD-5	134
26	LDR	29.3	PD-3A	78
27	MDR	27.8	PD-4	92
28	MDR	16.2	PD-6.6	96
29	PQP	12.1	K-6 SCHOOL	-
30	PQP	3.2	PARK	-
31	MDR	23.2	PD-4	79
32	R-C	9.4	OPEN SPACE	-
33	R-C	9.1	OPEN SPACE	-
34	R-C	21.1	OPEN SPACE	-
35	R-C	25.6	OPEN SPACE	-
36	R-C	35.8	OPEN SPACE	-
38	R-C	14.7	OPEN SPACE	-
39	R-C	0.9	OPEN SPACE	-
40	R-C	14.2	OPEN SPACE	-
41A	LDR	32.1	PD-2.4	77
41B	MDR	14.4	PD-5.1C	73
41C	MDR	10.2	PD-5.1C	52
42	MDR	14.2	PD-5.1C	72
43	PQP/MDR	3.8	WATER TANK/PD-10	-
44A	MDR	6	PD-5.1C	30
44B	MDR	12.6	PD-8	100
45A	MDR	9.4	PD-8	75
45B	PQP	5.2	PRIV. REC. FACILITY	-
46A	MDR	13.5	PD-4.2	56
46B	MDR	11.8	PD-3.7C	43
46C	MDR	6.9	PD-8.1	55
46D	MDR	6.9	PD-7.3	50
46E	MDR	5.6	PD-8.1	45
47A	MDR	15.4	PD-3.6C	55
47B	LDR	13.1	PD-3.2C	41
48	PQP	5.4	PARK	-
49	PQP	19.9	JR. HIGH SCHL/PD-5	-
50	MDR	12.8	PD-7.3	93
51	LDR	19.1	PD-2.9C	55
52A	MDR	8.3	PD-7.3	60
52B	MDR	8.9	PD-6.5	57
52C	MDR	4.7	PD-7.3	34
53	PQP	10.3	K-6 SCHOOL/PD-5	-
54	PQP	4.7	PARK	-
55A	LDR	12.6	PD-3.1	39
55B	LDR	11.8	PD-3.1	36
55C	MDR	1.5	PD-5	7
56	LDR	9.9	PD-2.4	23
57	MDR	14.2	PD-4.2	59
58	LDR	7.3	PD-3.2C	23
59	MDR	7.7	PD-3.6C	27
60	MDR	4.6	PD-3.6C	16
61A	MDR	10.9	PD-5.3C	57
61B	MDR	12.3	PD-5.4C	66
61C	MDR	10.8	PD-8.3	89
62	LDR	17.9	PD-2.5C	44
63	LDR	11.4	PD-3.2C	36
64A	MDR	16.3	PD-4.1C	66
64B	MDR	14.9	PD-4.7C	70
65	LDR	9.9	PD-2.1	20
66	LDR	3.3	PD-2.8	9
67A	LDR	35.1	PD-2.4	84
67B	LDR	20.8	PD-1.6	33
69	MDR	13	PD-3.8C	49
CORE ROADS		81		-
TOTAL	RW	1,296.3		4,252
<b>PARCEL K</b>				
100	LDR	43.1	PD-3B	109
101	R-C	1.2	OS	-
102	R-C	1.7	OS	-
103	LDR	1	PD-3.3	0
TOTAL		47		109
<b>HIGHWAY 65</b>				
104	BP/COM	66.3	PD-BP/COMM	-
105	R-C	23.6	OS	-
106	RC	24.3	PD-COMM	-
107A	RC	32.4	PD-COMM	-
107B	RC	6	PD-COMM	-
108A	BP/COM	47.6	PD-BP/COMM	-
108B	M	-	-	-
108C	MDR	20.4	PD-8.7A	177
109	R-C	15.7	OS	-
110	MDR	22.9	PD-8.7A	149
111	R-C	2.3	OS	-
112	R-C	19.6	OS	-
113A	LI	13.9	PD-LI	-
113B	LI/MU	17.7	PD-LI	-
113C	Campus	74.5	PD-LI	-
114	RC	30.1	PD-COMM	-
115	LI	81.8	PD-LI	-
116	R-C	5	OS	-
E.R.W.		23.7	RW	-
TOTAL		527.8		326
GRAND TOTAL		1,871.1		4,687



NORTHWEST ROCKLIN LAND USE SUMMARY

AREA	LAND USE	ACRES	PERCENT ACREAGE	# OF UNITS	PERCENT UNITS
<b>SUNSET RANCHOS</b>					
	PD-1.6	20.8	1.6%	33	1%
	PD2.1-3.3	161.8	12.5%	407	10%
	PD2.5C	17.9	1.4%	44	1%
	PD3A	29.3	2.3%	78	2%
	PD2.6C-3.4C	50.9	3.9%	155	4%
	PD-4	51	3.9%	171	4%
	PD4.2-5	165.1	12.7%	693	16%
	PD3.5C-5.4C	151.7	11.7%	676	16%
	PD6.5-6.6	45.7	3.5%	288	7%
	PD7.3-10A	91.2	7.0%	733	17%
	MF RES	52.2	4.0%	974	23%
	PD-10-12	6.2	0.5%	74	2%
	PD-18-20	46	3.5%	900	21%
<b>OTHERS</b>		<b>458.7</b>	<b>35.4%</b>		
	PD-BP	0	0.0%		
	PD-COMM	17.3	1.3%		
	PD-NH COM	0	0.0%		
	PRIVATE REC	5.2	0.4%		
	PARKS	57.2	4.4%		
	Water Tank	3.8	0.3%		
	OS	201.9	15.6%		
	SCHOOL	92.3	7.1%		
	CORE ROADS	81	6.2%		
<b>SUNSET RANCHOS TOTAL</b>		<b>1296.3</b>	<b>100%</b>		
<b>PARCEL K</b>					
	PD-3B	43.1	91.7%	109	100
	PD-3.3	1	2.1%		
	OS	2.9	6.2%		
<b>PARCEL K TOTAL</b>		<b>47</b>	<b>100%</b>	<b>109</b>	
<b>HIGHWAY 65</b>					
	PD-8.7A	43.3	8.2%	326	
	PD-COMM	92.8	17.6%		
	PD-BP/COMM	113.9	21.6%		
	OS	66.2	12.5%		
	PD-LI	187.9	35.6%		
	CORE ROADS	23.7	4.5%		
<b>HIGHWAY 65 TOTAL</b>		<b>527.8</b>	<b>100%</b>	<b>326</b>	
<b>Grand Totals</b>		<b>1871.1</b>		<b>4687</b>	

1A DENOTES ZONING/BOUNDARY/NUMBERING CHANGES

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

**LEGEND:**

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

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ROSEVILLE, CA 95661 (916) 780-2500

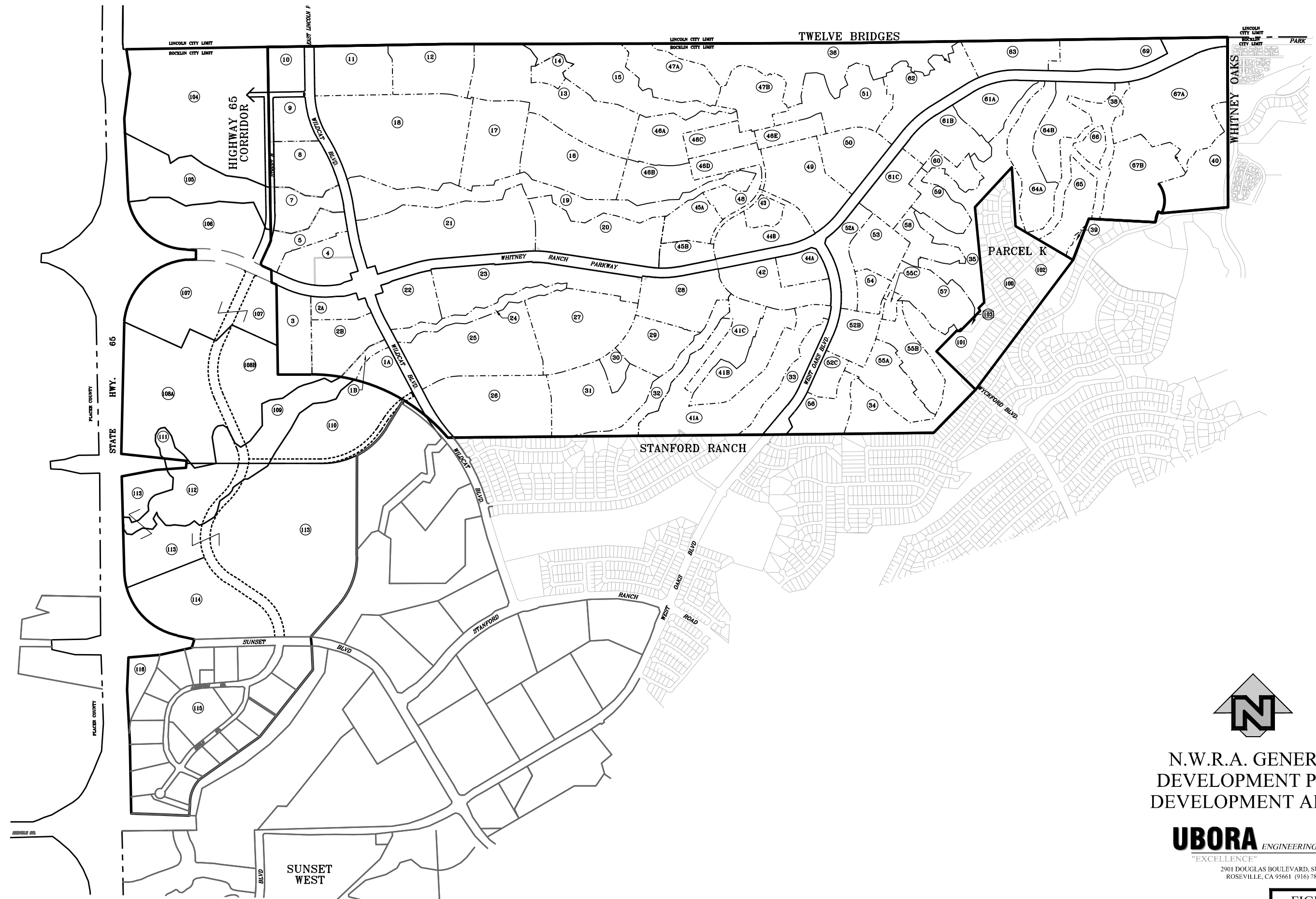
FIGURE

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**Figure 5 NWR GDP Development Areas**



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

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ROSEVILLE, CA 95661 (916) 780-2500

FIGURE

## 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**

<b>Development Unit</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Max. Allowable Dw. Units*</b>	<b>Square Ft. ('000)*</b>
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	Acreage	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	-	-	
<b>Total</b>		<b>1,296.3</b>		<b>4,252</b>	<b>187.3</b>

3.3.2 Parcel K

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

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

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

\* Dwelling unit numbers are based upon them

3.3.3 Highway 65 Corridor

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

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

Dev. Area #	Use	Zoning	Acres **
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107 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
<b>Subtotal</b>			<b>527.8</b>

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

**3.4 Permitted Land Uses**

**3.4.1 Residential Districts**

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

Uses	1.6	2.1 – 3.3	2.5C	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.

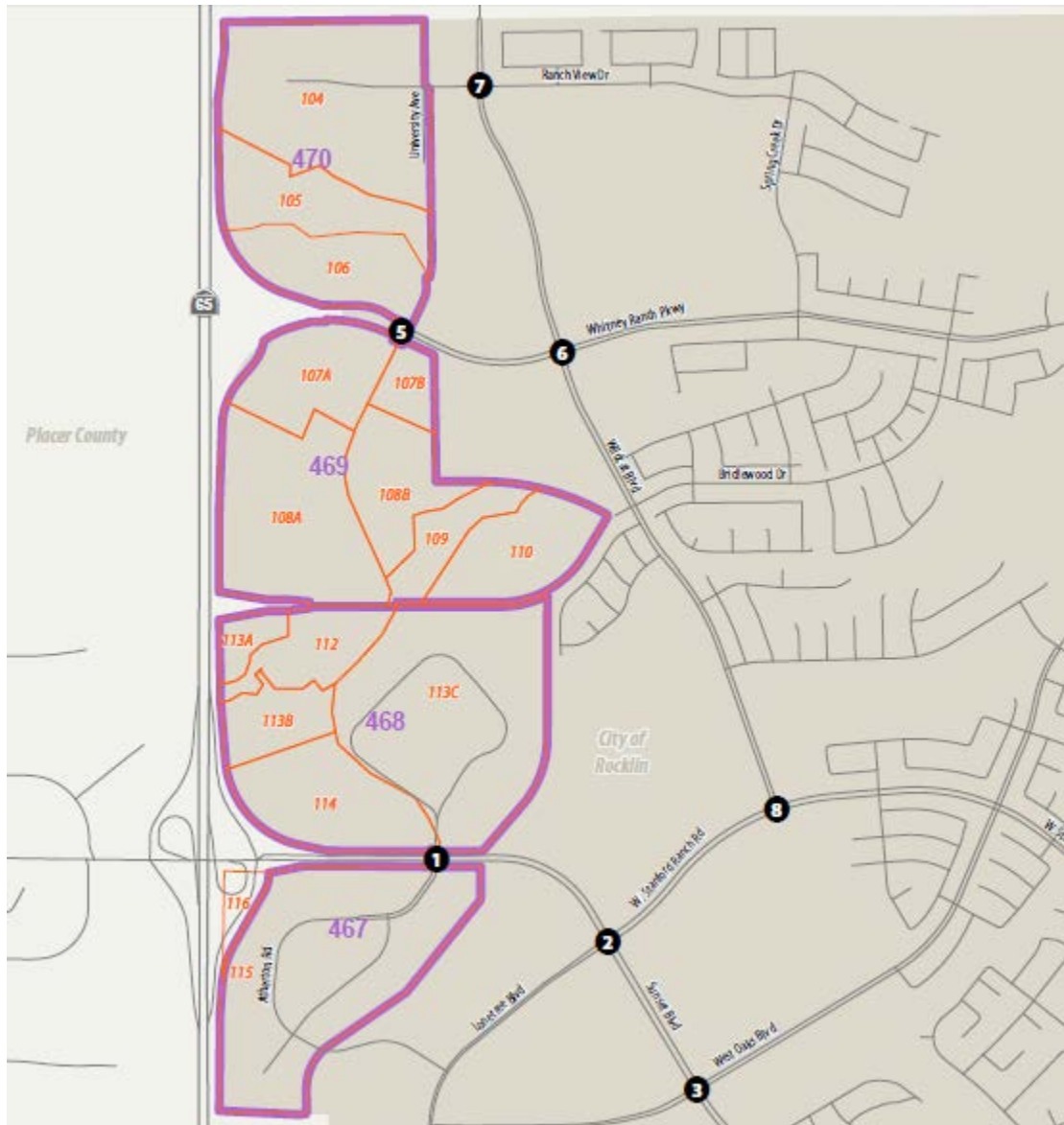
**Table 8  
Highway 65 Corridor Trip Allocation By Development Areas**

	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
	<b>Subtotal</b>	<b>114.2</b>		<b>29,402</b>	<b>708</b>	<b>481</b>	<b>0</b>	<b>1,189</b>
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	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>32,447</b>	<b>508</b>	<b>575</b>		<b>1,083</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113 A	13.9	PD-LI	2,711	0	0	356	356
	113 B	17.7	<sup>1</sup> PD-LI	5,785	135	97	0	232
	113 C	74.5	PD-LI (WJU Campus)	<sup>2</sup> 7,425	N/A	N/A	N/A	See Footnote 2
	114	30.1	PD-COMM	11,480	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>27,401</b>	<b>135</b>	<b>425</b>	<b>356</b>	<b>916</b>
Atherton Tech	115	81.8	PD-LI	<sup>3</sup> 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>	<b>0</b>	<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>98,010</b>	<b>1,390</b>	<b>1,481</b>	<b>447</b>	<b>3,318</b>

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 <sup>a</sup>	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 <sup>g</sup>	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 <sup>b</sup>	100'	100'	100'	100'	100'	80'	100'	100'	80'	70'	60'	-	-	-
Setbacks <sup>c</sup>														
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 <sup>h</sup>	0'	15'	15'
Side, street <sup>f</sup>	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'	4'	15'	15'
Rear Entry Garage			5'			5'		5'	4'	4'	4'			
Max. lot coverage <sup>e</sup>	40%	50%	50%	45%	40%	55%	50%	50%	60%	60%	70%	70%	70%	70%
Max. bldg. height <sup>d</sup>														
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'

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

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

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

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

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

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

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

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

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

3.5.2 Special Regulations for Single-family Residential Zones

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

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

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

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

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

2. VARIED FRONT YARD SETBACKS

- a) Varied front yard setbacks are required 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.

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4. LOT COVERAGE CALCULATION

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

5. LANDSCAPING

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

6. BUILDING PAD

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

7. RETAINING WALLS IN FRONT AND STREET SIDE YARDS

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

8. PARCEL K OPEN SPACE

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

9. PARCEL K ROCK FORMATIONS

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

10. PARCEL K VEHICULAR ACCESS

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

11. SETBACK MODIFICATION

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

12. GATES

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

13. SENIOR HOUSING DEVELOPMENT STANDARDS

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

14. AFFORDABLE HOUSING DEVELOPMENT STANDARDS

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

15. TRIANGULAR VISIBILITY AREA

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

## 16. SALES OFFICE

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

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

#### 1. BUILDING HEIGHT INCREASES

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

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

\* Applies to developments along Highway 65 only.

3.5.5 Special Regulations for Non Residential Zones

1. **LANDSCAPING / HIGHWAY 65**  
Setback area adjacent to Highway 65 shall be landscaped to provide an attractive visual buffer to the satisfaction of the Community Development Director.  
Parking shall not be allowed in the setback area.
  
2. **LANDSCAPING/NON RESIDENTIAL PROJECTS**  
Landscaping shall be required in all non-residential projects. Granite boulders shall be incorporated into landscaped areas.
  
3. **TRASH ENCLOSURES**

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

#### 4. OUTSIDE STORAGE

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

##### 3.5.6 Off Street Parking

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

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

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

#### 3.6.1 Parks

The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five (5) acres of parkland per thousand (1,000) population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos planning area of the General Development Plan is zoned to accommodate up to 4,265 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to 11,089 persons. Approximately 55.45 acres of parkland will be required to serve future residents. The plan designates 57.3 acres of public park and 6.7 acres of private recreation sites. These include one community park site of 40.3 acres and four neighborhood park sites totaling 17 acres.

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

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Two of the five neighborhood parks are adjacent to elementary school sites. The other three are "free-standing." The neighborhood parks are planned to serve population within ¼ to ½ mile radius, and generally will not provide

for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-school and school-aged/playgrounds, picnic areas, hard courts for basketball, and restrooms.

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

### 3.6.2 Open Space

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

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

Open space corridors are designed to:

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

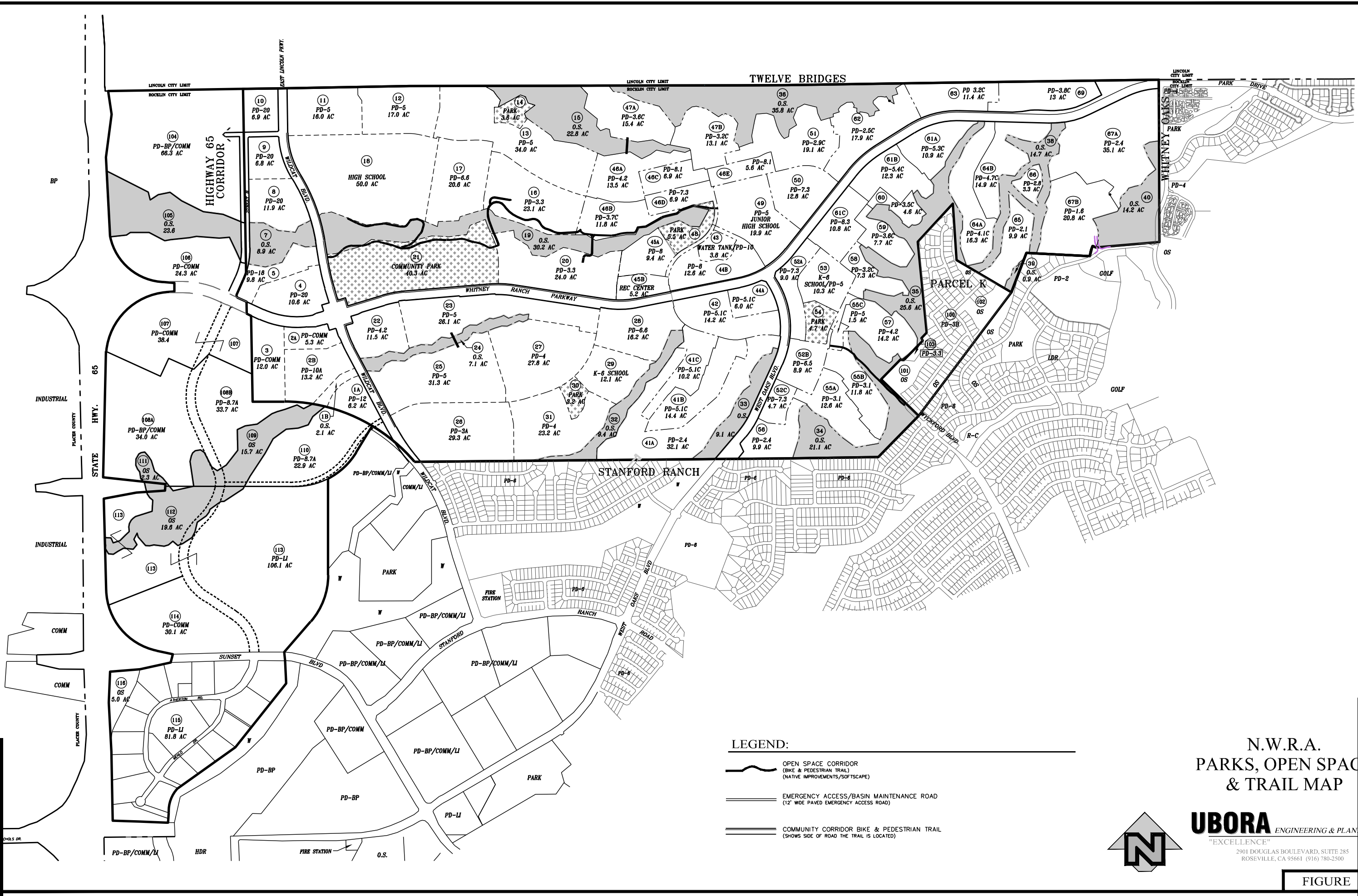
Development will be restricted in open space areas. Open space areas may be configured as common-interest parcels under control of individual or master Homeowners Association(s) (HOAs) or dedicated to the City of Rocklin with some other mechanism for financing improvements and maintenance. Unless otherwise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

A Fuel Modification Plan (FMP) will be prepared concurrently with any subsequent entitlement for development of land which includes or is adjacent to an open space area to address the interface between open space areas and urban uses. The goal of the FMP is to reduce the potential for fire and contain the spread of fire. It shall include, but not be limited to:



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

**Figure 6 – Parks, Open Space and Trail Map**

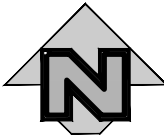


**LEGEND:**

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

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

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FIGURE

P:\project\9-110.10 (Whitney Ranch)\GDP Clean up\Exhibits\FIG 6-Parks OS Trail.dwg, 09/01/17 01:12:16pm, micah

### 3.7 Schools

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

### 3.8 Circulation

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

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

#### 3.8.1 Interchanges

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

#### 3.8.2 Vehicular Circulation System

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

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

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

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

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

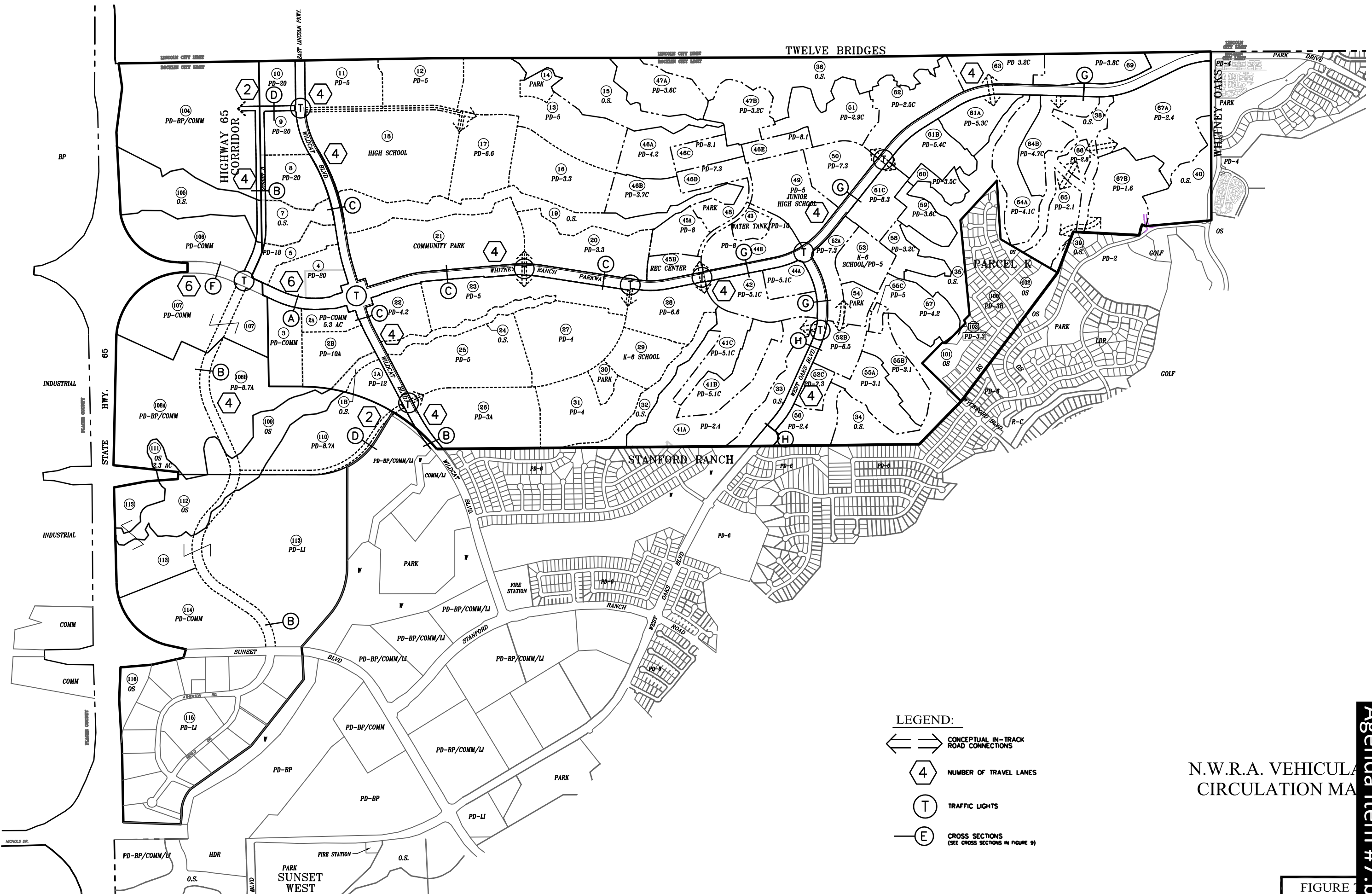
**Table 11**  
**Major Roadway Improvements**

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

Notes:

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

**Figure 7 – Vehicular Circulation Map**

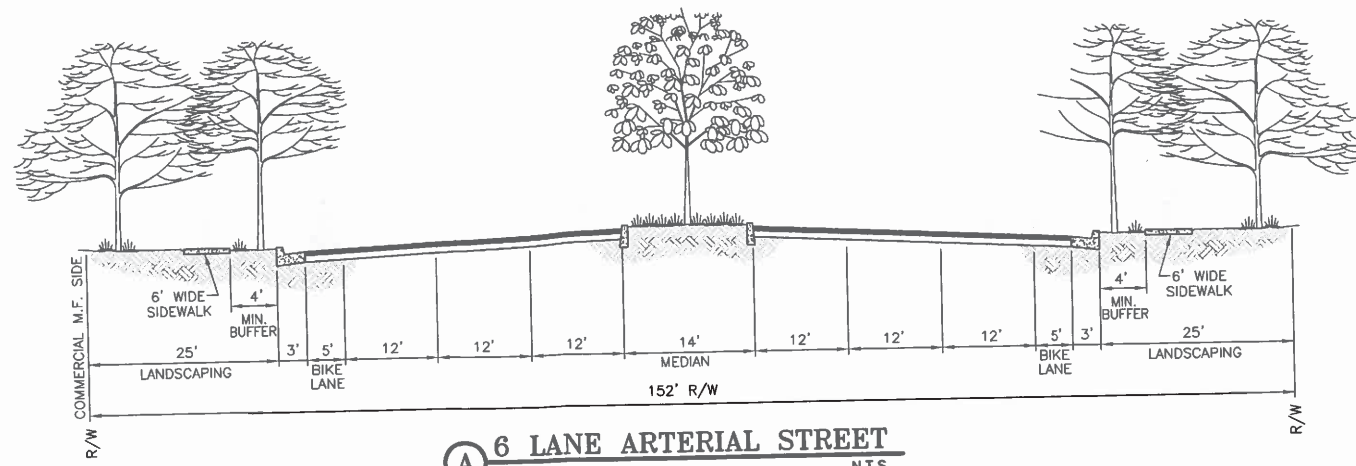


N.W.R.A. VEHICULAR CIRCULATION MAP

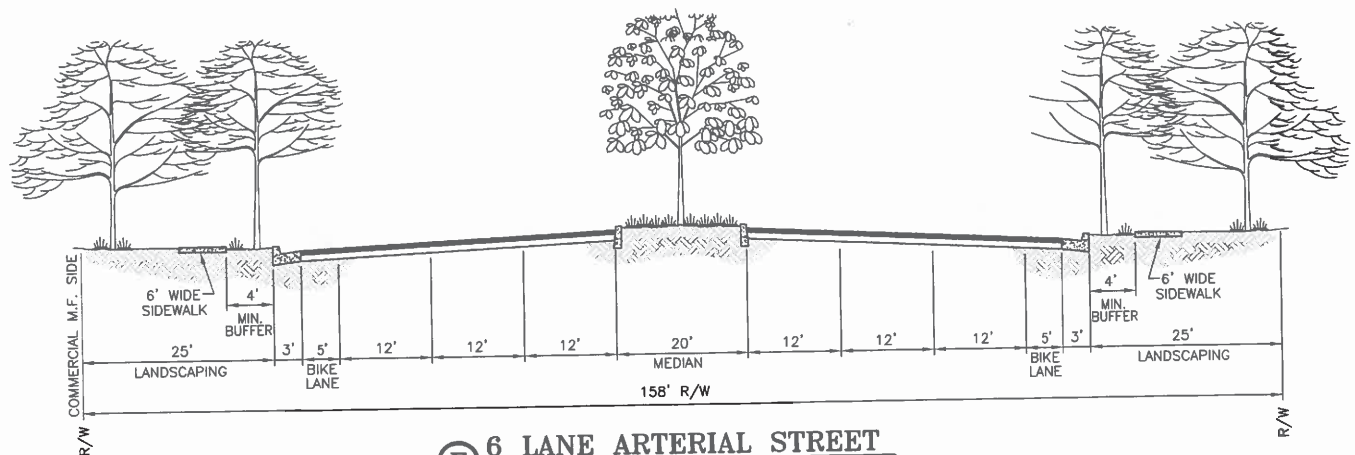
FIGURE 7

**Figure 8 – Roadway Cross-Sections**

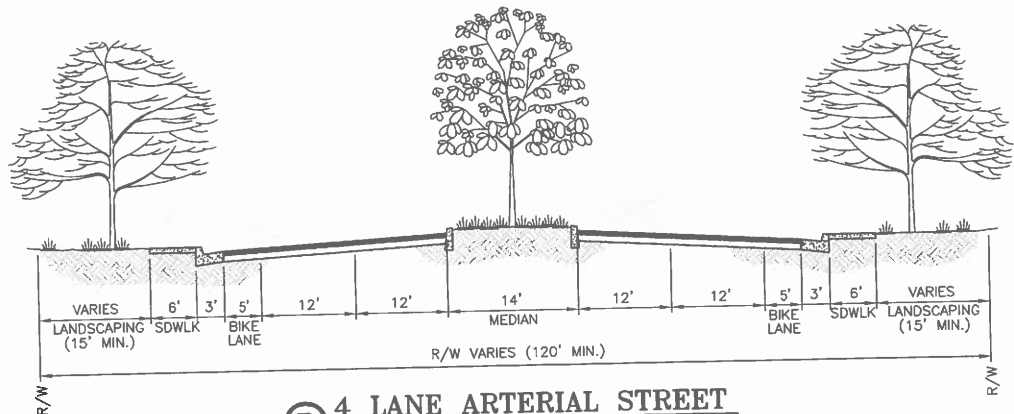




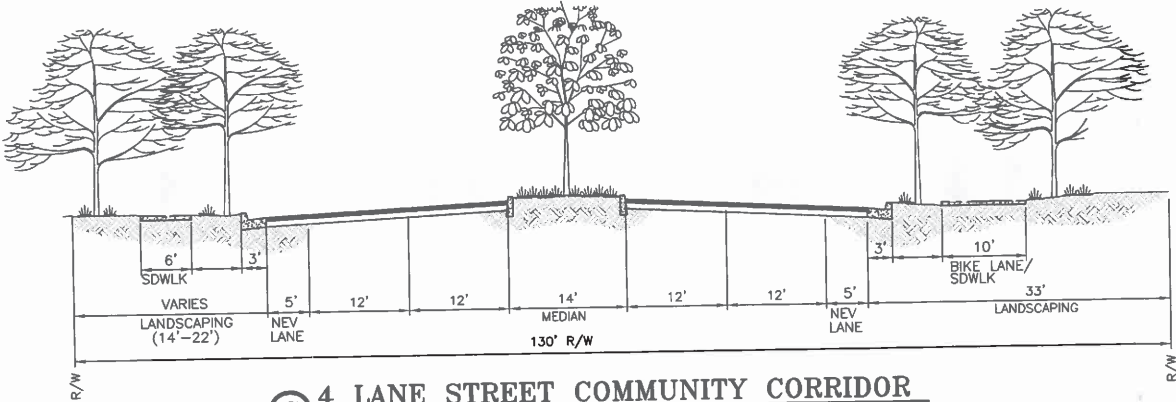
**A** 6 LANE ARTERIAL STREET  
N.T.S.



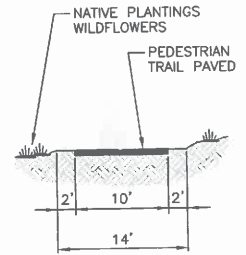
**F** 6 LANE ARTERIAL STREET  
N.T.S.



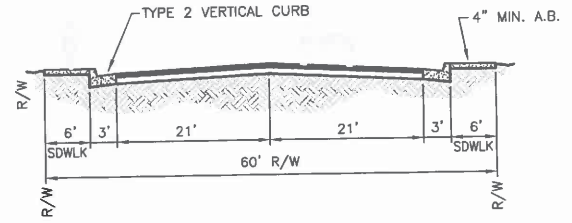
**B** 4 LANE ARTERIAL STREET  
N.T.S.



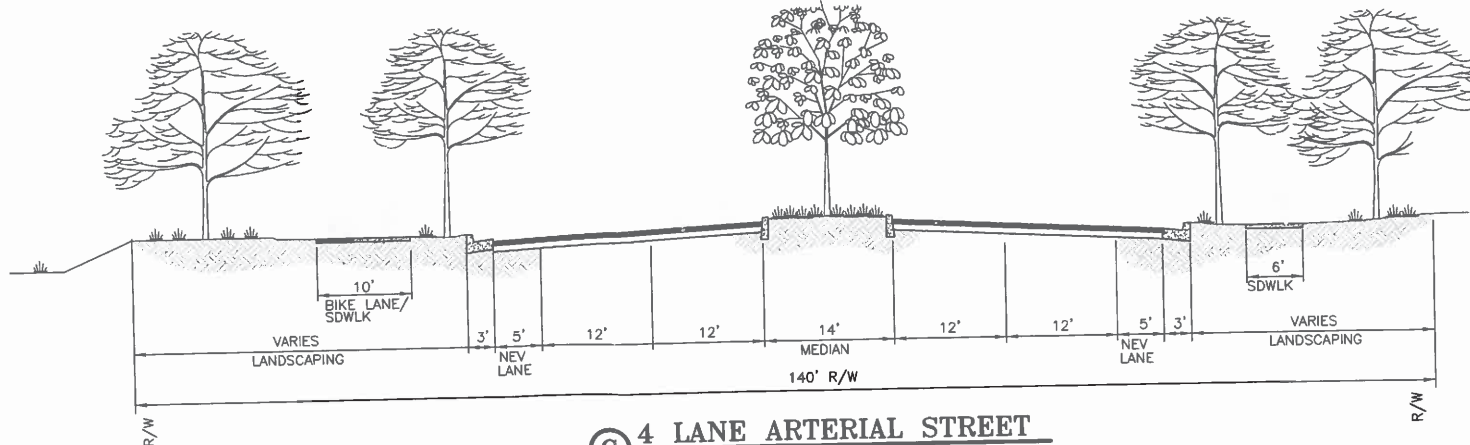
**C** 4 LANE STREET COMMUNITY CORRIDOR  
N.T.S.



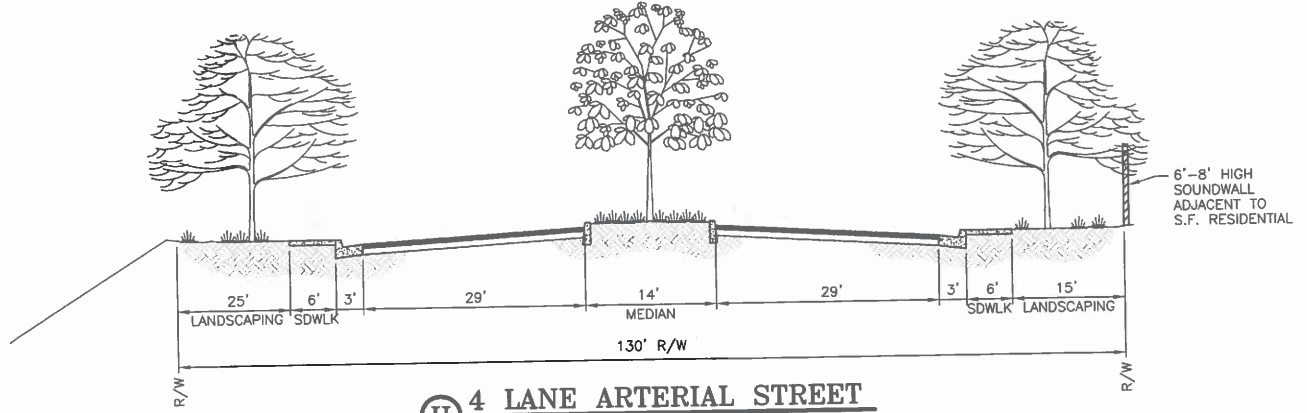
**E** 14' BIKE & O.S. PEDESTRIAN TRAIL  
N.T.S.



**D** TYPICAL INDUSTRIAL AND COMMERCIAL STREET  
N.T.S.



**G** 4 LANE ARTERIAL STREET  
N.T.S.



**H** 4 LANE ARTERIAL STREET  
N.T.S.

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Agenda Item #7.b.

N.W.R.A. ROADWAY CROSS SECTIONS



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FIGURE 8

### 3.8.3 Bikeway and Pedestrian Trail System

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

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

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

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

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

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

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

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

#### 3.8.4 Open Space Crossings

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

**3.9 Public Facilities and Services**

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

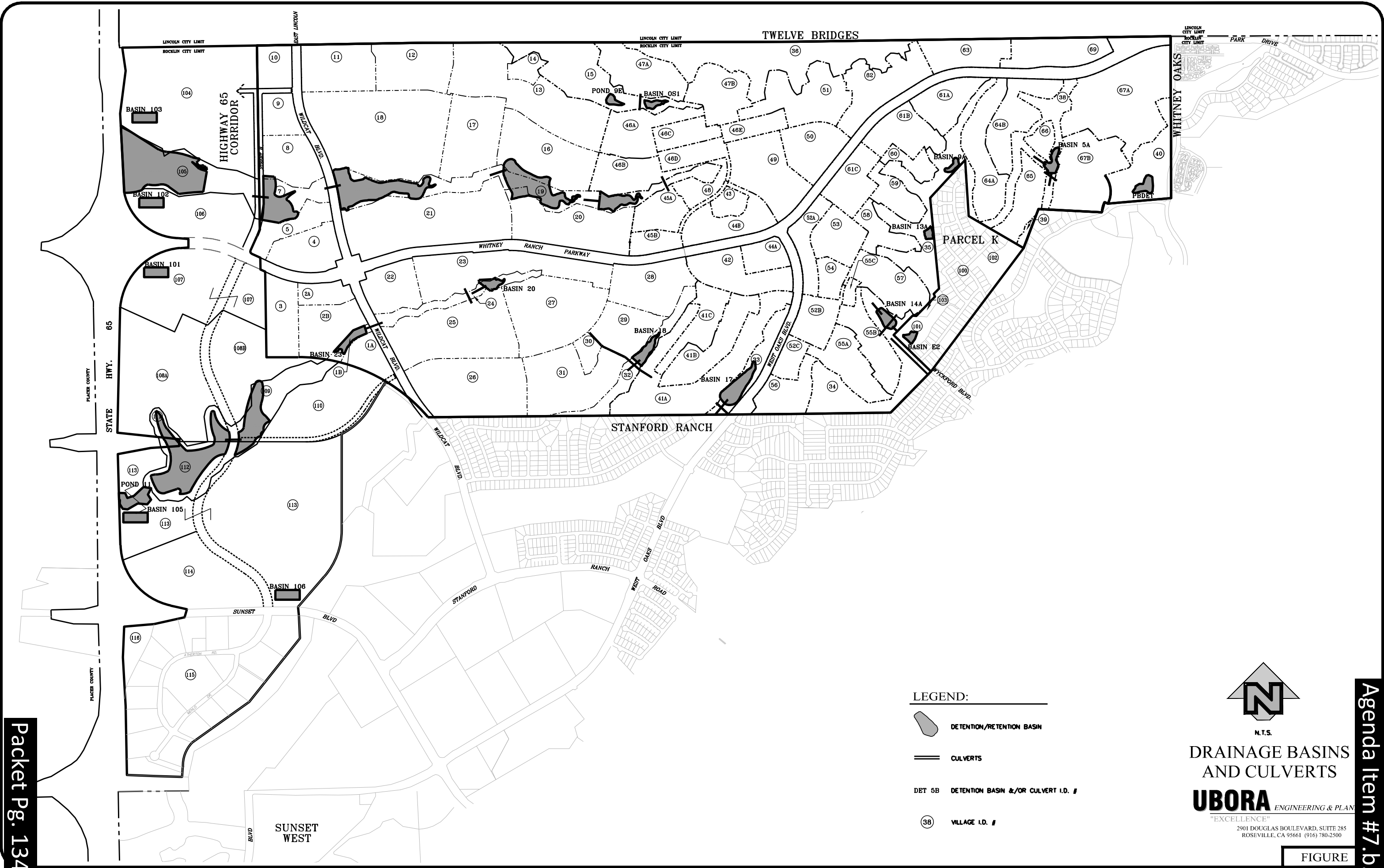
**Table 12**  
**Service Providers**

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




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

Figure 9 – Drainage Basins and Culverts is presented below.

**Figure 9 – Drainage Basins and Culverts**



**LEGEND:**

-  DETENTION/RETENTION BASIN
-  CULVERTS
- DET 5B DETENTION BASIN &/OR CULVERT I.D. #
-  VILLAGE I.D. #



N.T.S.

**DRAINAGE BASINS AND CULVERTS**

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FIGURE

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Agenda Item #7.b.

## RESOLUTION NO. PC- 2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING CITY COUNCIL APPROVAL OF A SMALL LOT  
 TENTATIVE SUBDIVISION MAP

(Whitney Ranch Phase III Small Lot Tentative Subdivision Map / SD2017-0007)

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

Section 1. 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 Northwest Rocklin Annexation Area EIR and associated Addendum, approved and certified by City Council Resolutions No. 2002-230 and 2008-252, respectively. Pursuant to Public Resources Code Section 21166 and 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 project is within the scope of the Northwest Rocklin Annexation Area EIR and associated Addendum 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 or Addendum 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 or Addendum were 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;

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

A. Tentative Subdivision Map (SD2017-0007) allows the subdivision of approximately 41.2 gross acres into 208 single-family residential lots, 15 lettered open space and landscape lots to be dedicated to the City, and 1 landscape lot to be retained by the HOA.

B. The Planning Commission has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The proposed subdivision, together with the provisions for its design, is consistent with the concurrent North West Rocklin Annexation Area General Development Plan Amendment (PDG2017-0004) proposed for the property.

D. The proposed subdivision, together with the provisions for its design, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan as modified by the concurrent Whitney Ranch Phase III General Plan Amendment (GPA2017-0003).

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

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

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

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

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



Section 3. The tentative subdivision map (SD2017-0007) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is recommended for approval by the City Council subject to the conditions listed below. Unless otherwise expressly stated, the subdivider is solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of each final map with the City Engineer for the purpose of filing with the City Council.

The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify the Exhibits. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to approval of each final map.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Phasing

Development of this subdivision shall comply with Whitney Ranch Phase II Exhibit E – Phasing Narrative and Graphic of Resolution No. 2010-60, as well as the general phasing condition, Condition B.1.f. of Resolution 2008-255. (PLANNING, ENGINEERING)

2. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

### 3. Utilities

- a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA, ENGINEERING)
- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans.

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (SPMUD, ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from AT&T or other service providers and Pacific Gas & Electric (PG&E).
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)

- e. The project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public areas and features. (ENGINEERING, FINANCE)
4. Fire Service
- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency. (FIRE, PCWA)
  - b. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (FIRE)
  - c. OptiCom and Knox Box devices shall be installed on access gates, as needed. The location and configuration of any access gates shall be approved by the Rocklin Fire Chief. (FIRE)
  - d. Appropriate access into open space and/or undeveloped portions of the project shall be provided and maintained in accordance with Fire Department requirements. (FIRE)
  - e. Fire Lane and No Parking designations in the private alleys of Unit 1A shall be to the satisfaction of the Rocklin Fire Chief. (FIRE)
5. Drainage and Flood Control
- a. Development, through onsite or offsite retention or detention or otherwise, shall not result in a net increase in the volume of stormwater flows, as compared to undeveloped conditions downstream. 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 shall be prohibited until appropriate detention/retention facilities designed to accommodate the increased flow is available to receive the flow or on or off-site retention or detention is provided. To be “available to receive the stormwater flows” from the site of the development, the detention/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. (ENGINEERING)
  - b. The storm drainage plan shall be prepared and submitted prior to or concurrently with the subdivision improvement plans. The plan shall contain the following: (ENGINEERING)

- 1) Provisions for detaining run off at pre-development levels;
  - 2) Individual lot drainage, with individual lot drainage features, such as lined drainage swales, being included in the improvement plans;
  - 3) Location and specifications of on-site or off-site detention/retention basins.
- c. All necessary drainage easements shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) on or with the final map. (ENGINEERING)
- d. Subdivider shall prepare a storm water pollutant prevention plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans. (ENGINEERING)
- e. Storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system. (ENGINEERING)
- f. Flat top drainage inlets will not be accepted unless approved by the City Engineer. Drainage inlets shall be placed at lot lines. Drainage inlets placed in front of driveways will not be accepted. (ENGINEERING)
- g. All drain pipe outfalls at detention/retention ponds shall be designed per City Engineer requirements. (ENGINEERING)
- h. All drainage outfalls must go through sand and oil separators or other water quality treatment system acceptable to the City. (ENGINEERING)
- i. As determined appropriate, some water quality treatment facilities can be storm drain inlet type storm water quality control structures. (ENGINEERING)
- j. Other appropriate permanent BMPs/BATs, such as those described in Condition M.11. in Exhibit B of the General Development Plan, 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*, the Sacramento Stormwater Quality Partnership Stormwater Quality Design Manual, the City of Rocklin's Post-Construction Design 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.

Provisions for the maintenance and periodic inspection of permanent facilities shall be addressed to the satisfaction of the City Engineer and the Director of Public Services. These provisions shall include periodic inspection, cleaning, and the replacement of filter materials, as necessary, to retain the integrity of the BMP/BAT. (ENGINEERING, ENVIRONMENTAL SERVICES)

6. Grading

A grading plan and final geotechnical investigation/report shall be included with the subdivision improvement plans. The grading of the lots often involves a cut/fill situation that has the possibility to result in differential settlement. The geotechnical investigation/report shall specifically explore this issue and provide recommendations as applicable in the report to ensure that structures constructed on the lots do not experience significant differential settlement. 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. (ENGINEERING)

7. Improvements/Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer. The project improvement plans shall include the following: (ENGINEERING, PUBLIC SERVICES, PLANNING, ENVIRONMENTAL SERVICES, FIRE)

- a. The following subdivision improvements shall be designed and constructed and/or installed:

- 1) All on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (~~including cable television trenching~~), fire hydrants and street lights which shall be the standards identified in Exhibit G of Resolution 2008-255 for Phase II, and the street sign poles and brackets shall match what was installed in Whitney Ranch Phases I and II. Curb types shall be per City Standards and City Engineer requirements.
  
- 32) The following on-site special improvements:

*Retaining Walls*

- a) Individual lot side yard and rear yard retaining walls may be tan or grey segmental block or CMU if they are not visible from the public or private right-of-way or a public vantage point (such as trails). Retaining walls located within any street side yards shall be split face in appearance on the side exposed to public view. Wood retaining walls are not allowed in any locations where retaining walls are installed by the subdivider.
- b) All retaining walls within City public rights-of-way shall have a design to convey base of wall drainage such that no drain water will flow over the sidewalk. Each situation will be evaluated based on specific site characteristics. Possible solutions could include under sidewalk drains or connection to the adjacent street storm drain system.
- c) All retaining walls in individual lots within street side yards, side yards between individual lots and at the rear of lots other than those adjacent to open space shall contain drains with drain stub outs. All drain stub outs shall be as-built to provide the home builder with accurate information so the home builder can connect the retaining wall drain to the lot drain system.
- d) Retaining walls adjacent to open space shall have seep drains at the heel of the retaining wall and may be piped to daylight to the open space.

*Streetlights*

- e) Decorative residential and arterial street lights as used in Phases I and II shall be installed on all streets within the subdivision. Lighting installation and wiring shall comply with all applicable City standards. Replacement parts shall also be provided to the City to the satisfaction of the Director of Public Services.

*Street Sign Poles and Brackets*

- f) Decorative street sign poles and brackets consistent with those installed in Whitney Ranch Phases I and II shall be installed on all streets within the subdivision. Replacement parts shall also be provided to the City to the satisfaction of the Director of Public Services.

*Walls and Fences*

- g) All masonry walls shall be in substantial compliance with Exhibit A, with pilaster spacing no greater than 80 feet on center.
- h) Open space fencing shall be in substantial compliance with Exhibit A.
- i) All tubular steel fences and 50/50 combination walls shall be in substantial compliance with Exhibit A. Rust preventative shall be applied to all ornamental fencing. Ornamental fencing may be powder coated or coated with a zinc, inorganic zinc, or oil based primer with a polyurethane top coat to the satisfaction of the Director of Public Services.
- j) Standard post and cable fencing along open space boundaries and at interfaces between open space lots and public right-of-way with standard bollards shall be installed at access points to the City-owned open space preserve lots as required by Public Services and to the satisfaction of the City Engineer.

Utility Access Road, Unit 55C

- j) The 10 foot wide utility access road shall be constructed of an all-weather surface. Final location and design shall be to the satisfaction of the City Engineer and SPMUD.
- 3) Landscaping
- a) Landscape and irrigation plans shall be included with the project improvement plans and shall comply with the following: (ENGINEERING, PUBLIC SERVICES, PLANNING)
    - 1) Landscaping shall be installed in substantial compliance with Exhibit A.
    - 2) The landscaping plan shall be prepared by a landscape architect and shall include:
      - i. A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials. Groundcovers shall be planted at appropriate distances to achieve coverage at maturity, shrubs shall be a minimum of 5 gallon, and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.
      - ii. A section diagram of proposed tree staking.
      - iii. An irrigation plan including an automatic irrigation system. 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. Privately landscaped areas within Unit 44B shall be on water meters that are separate from the City's water meter and irrigation systems.
      - iv. Use of granite or moss rock boulders along the planting areas.



- v. Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
    - vi. Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and amendments needed to ensure the health and vigor of landscape planting.
  - 3) All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.
  - 4) The subdivider shall maintain the landscaping and irrigation systems for one year from the date the landscaping is accepted by the City, without reimbursement. The subdivider shall apply for and obtain an encroachment permit to do any maintenance in the public right-of-way until such time as the City takes over maintenance of the landscaping.
- b. Improvement plans for all subdivision improvements shall conform with the City's Standard Specifications then in effect, and shall be submitted to and reviewed and approved by the City Engineer. Approval by the City Engineer shall be valid for a period of two years. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.
- c. All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard

form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

- d. Improvement plans shall contain provisions for dust control, revegetation of disturbed areas, and erosion control, in conformance with the requirements of the City Engineer. If an application for a grading permit is made prior to execution of a subdivision improvement agreement, it shall include an erosion control plan approved by the City Engineer and shall be accompanied by financial security to ensure implementation of the plan.
- e. All rights-of-way for public roads associated with the subdivision improvements shall be offered for dedication in fee on the final subdivision map.
- f. The following lots shall be dedicated via an Irrevocable Offer of Dedication (IOD) to the City of Rocklin for open space, detention/retention facilities, drainage facilities, and landscape purposes:
  - Unit 1A (Lots A, B, and C)
  - Unit 42 & 44A (Lots A, B, C, D, and E)
  - Unit 44B (Lots A, B, C, D, E, and F)
  - Unit 55C (Lot A)
- g. The following shall be included in the project notes on the improvement plans:
  - 1) Prior to commencement of grading, the subdivider shall submit a construction emission/dust control plan for approval by the City Engineer, Public Services Director, and the Placer County Air Pollution Control District (District). The plans shall specify measures to reduce dust pollution during all phases of construction.
  - 2) Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
  - 3) All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
  - 4) All adjacent paved streets shall be swept during construction.

- 5) All trucks leaving the site shall be washed off to eliminate dust and debris.
- 6) All construction equipment shall be maintained in clean condition.
- 7) All exposed surfaces shall be revegetated as quickly as feasible.
- 8) If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- 9) 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.
- 10) Construction equipment shall be properly maintained and tuned.
- 11) Low emission mobile construction equipment shall be utilized where possible.
- 12) Open burning is prohibited.
- 13) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission Limitations.
- 14) 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 (CARB), will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.
- 15) 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 to 750 hp	1996 and newer engines
100 hp to 174 hp	1997 and newer engines
50 hp to 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.

- 16) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.
- 17) 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.
- 18) 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 or matching any subsequent changes in City policy to the satisfaction of the City Engineer or Building Official.
- 19) Construction traffic associated with development of the Whitney Ranch Phase III areas shall utilize Whitney Ranch Parkway from the west to access the sites. This route is to be used by both heavy equipment and individual construction workers. Limited construction access on West Oaks Boulevard between Whitney Ranch Parkway and Painted Pony Lane may be permitted for major delivery of materials and equipment or other special activities subject to approval in advance by the City of Rocklin Public Services Director. Information regarding these restrictions and requirements shall be included in all improvement plans and contractor agreements.
- 20) 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. (Placer County Division of Environmental Health)

- 21) If, during construction in the Phase III 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. (Placer County Division of Environmental Health)
- 22) The Phase I Environmental Site Assessment prepared for the project site (Sunset Ranchos) shall be implemented 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. (Placer County Division of Environmental Health)
- 23) 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.
- 24) 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 not a Native American artifact, a Native American site, an historical resource, or 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, a 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.

- 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 the 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.
  
- 25)
  - 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 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 Director of Public Services or the Building Official. (PUBLIC SERVICES, BUILDING)
  
- 26) Temporary fencing shall be erected at locations determined by the City Engineer during all construction operations to prevent encroachment into riparian areas, woodland tree canopies, or other sensitive areas, as needed.

8. Biological Resources

- a. The project shall avoid 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 Wildlife (CDFW)

(previously Department of Fish and Game), which includes obtaining all required permits from the U.S. Army Corps of Engineers and entering into a Streambed Alteration agreement with CDFW and complying with all terms and conditions of those permits and agreements.

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

- b. The following information shall be included as a note within the improvement plans:

Measures to protect Valley Elderberry Longhorn Beetle (VELB) are outlined in the Biological Opinion for the Sunset Rancho's Project dated July 21, 2000 and amended on October 13, 2000 (Service File 1-1-00F-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 act ivies shall be transplanted to an USFWS-approved mitigation area.

All transplanting of elderberry plats 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).

- c. Prior to construction, the applicant, in consultation with the city of Rocklin and CDFW, shall conduct a pre-construction breeding-season (approximately February 15 through ~~August 30~~ September 15) 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 reference cited and person 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 shall be implemented:

- 1) The applicant, in consultation with the City of Rocklin and CDFW, 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 CDFW. Highly visible temporary construction fencing shall delineate the buffer zone.
- 2) If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30<sup>th</sup>, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

- d. The project shall avoid any net loss of vernal pool crustaceans and their habitat. This avoidance 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 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 Economic and 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.

9. Landscaping Maintenance Agreement

Prior to approval of a final map the subdivider shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way. The agreement shall stipulate that the HOA shall maintain the irrigation system and all plant materials in that area to the satisfaction of the Public Services Director. The agreement shall also indemnify the City against claims arising from developer’s activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING)

10. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way and/or other lands owned by the City of Rocklin. Applicant shall post a performance bond and labor and materials payment bond

(or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (ENGINEERING, PUBLIC SERVICES)

11. Subdivision Design – Special Conditions

- a. In Unit 44B the landscape median in public Road D shall have plants and irrigation installed to the satisfaction of the Economic and Community Development Director and the Public Services Director. Plants shall include drought tolerant shrubs and groundcovers in compliance with PCWA requirements and to the satisfaction of the Public Services Director. (PCWA, PUBLIC SERVICES)
- b. In Lot A of Unit 55C adjacent to the sidewalk there shall be installed an amenity area generally consistent with those installed in Phase II Unit 41 at the open space/road interface on Hitching Rail Street and Dusty Stone Drive, as shown in Exhibit A. Access to the SPMUD maintenance road shall be controlled with either standard post and cable fencing or with standard metal open space fencing, set back 10 feet from the back of sidewalk, including collapsible bollards or a gate, to the satisfaction of the Public Services Director, the Fire Chief, and SPMUD. (PUBLIC SERVICES, FIRE, SPMUD)
- c. Landscape lots at arterial and secondary intersections shall have accent trees planted in the area between the back of sidewalk and the chamfered masonry wall, in groups of two or three, consistent with Phases I and II, and the mix of shrubs and groundcovers in the landscape lots shall be to the satisfaction of the Public Services Director and the Economic and Community Development Director. (PUBLIC SERVICES, PLANNING)
- d. Prior to recordation of the final map for Unit 55C, the extension of Lazy Trail Drive between Painted Pony Lane (Unit 55A) and Hidden Ranch Loop (Unit 57) shall be constructed on the improvements plans, If not already constructed with either of the adjacent Units 55A and/or 57. (ENGINEERING, PUBLIC SERVICES)

12. Open Space -- Common Areas -- Maintenance

Prior to or concurrently with the recordation of the final map the Subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY, PLANNING)

- a. Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision:
  - Unit 1A (Alleys A through K)
  - Unit 44B (Lot G)
- b. Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas including but not limited to: fencing, walls, and signage; landscaping; private utility services; outdoor lighting; private alleys; recreational areas and facilities including trails, benches and other amenities; detention and drainage facilities that are not maintained by the City.
- c. Assignment to the homeowner's association responsibility to monitor and report to the Economic and Community Development Director of the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.
- d. A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)
- e. A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.
- f. The documents creating the homeowner's associations/cost centers shall be reviewed and approved by the City Attorney for compliance with the conditions of approval stated in this Resolution prior to recordation.

13. Parks

Community Park Fees shall be paid as required by implementation of the North West Rocklin Public Facilities Financing and Phasing Plan. (ENGINEERING, BUILDING, PLANNING, FINANCE)

14. Air Quality

- a. Residential subdividers shall record the following separate instrument with their final map(s): (ENGINEERING, PLANNING)

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:

- 1) Open burning, wood burning, and air pollution: problems and solutions.
- 2) 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.

- b. The Subdivider(s) shall participate in the Placer County Air Pollution Control District's (PCAPCD) Offsite Mitigation Program. Fees for single-family residential units shall be collected at the time of each respective small lot Final Map. (ENGINEERING, PCAPCD)

15. Monitoring

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (PLANNING, ENGINEERING)

16. Lighting

Lighting shall be designed to the extent practicable to incorporate downcast lighting, shielding, and other measures commonly employed as "dark sky"

provisions. Lighting shall be reviewed by the Director of Economic and Community Development for compliance with this condition. (PLANNING)

17. Indemnification and Duty to Defend

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

18. Effective Date

Pursuant to Government Code section 66452.6, this approval shall be valid for a minimum term equal to remaining term of the Development Agreement for the project (Ordinance 859 as amended), or for a period of thirty-six (36) months, whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act. (PLANNING, ENGINEERING)

19. Concurrent Approvals

Approval of this small lot tentative subdivision map (SD2017-0007) is contingent upon City Council approval of the General Plan Amendment (GPA2017-0003), General Development Plan Amendment (PDG2017-0004), and Rezone (Z2017-0005) being processed concurrently. (PLANNING, ENGINEERING)



PASSED AND ADOPTED this 17<sup>th</sup> day of October, 2017, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

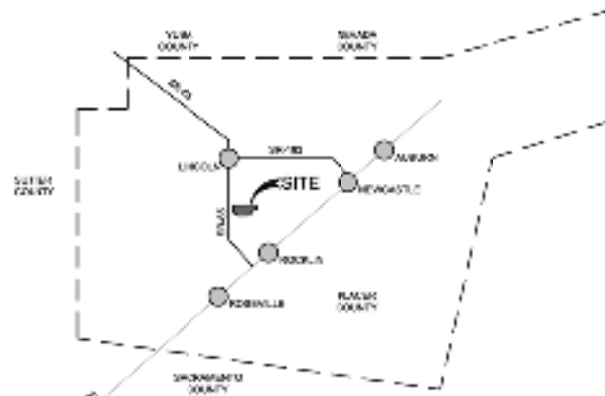
ATTEST:

\_\_\_\_\_  
Secretary

P:\PUBLIC PLANNING FILES\PROJECT FILES\Whitney Ranch Phase 3\Meeting Packets\PC 10-17-17\04 Whitney Ranch P3 SD2017-0007 PC Reso 10-17-17 - final.doc

EXHIBIT A

Whitney Ranch Phase III - Small Lot Tentative Subdivision Map  
(SD2017-0007)



VICINITY MAP

# WHITNEY RANCH™

## PHASE 3 - TENTATIVE SUBDIVISION MAP CITY OF ROCKLIN, CALIFORNIA SEPTEMBER 2017

**EXHIBIT A**  
SD2017-0007

**UNIT 1**

- SHEET 1 TENTATIVE MAP
- SHEET 2 GRADING PLAN
- SHEET 3 UTILITY PLAN
- SHEET 4 FENCING PLAN
- SHEET 5 PLANTING PLAN
- SHEET 6 LEGEND AND DETAILS

**UNIT 42 & 44A**

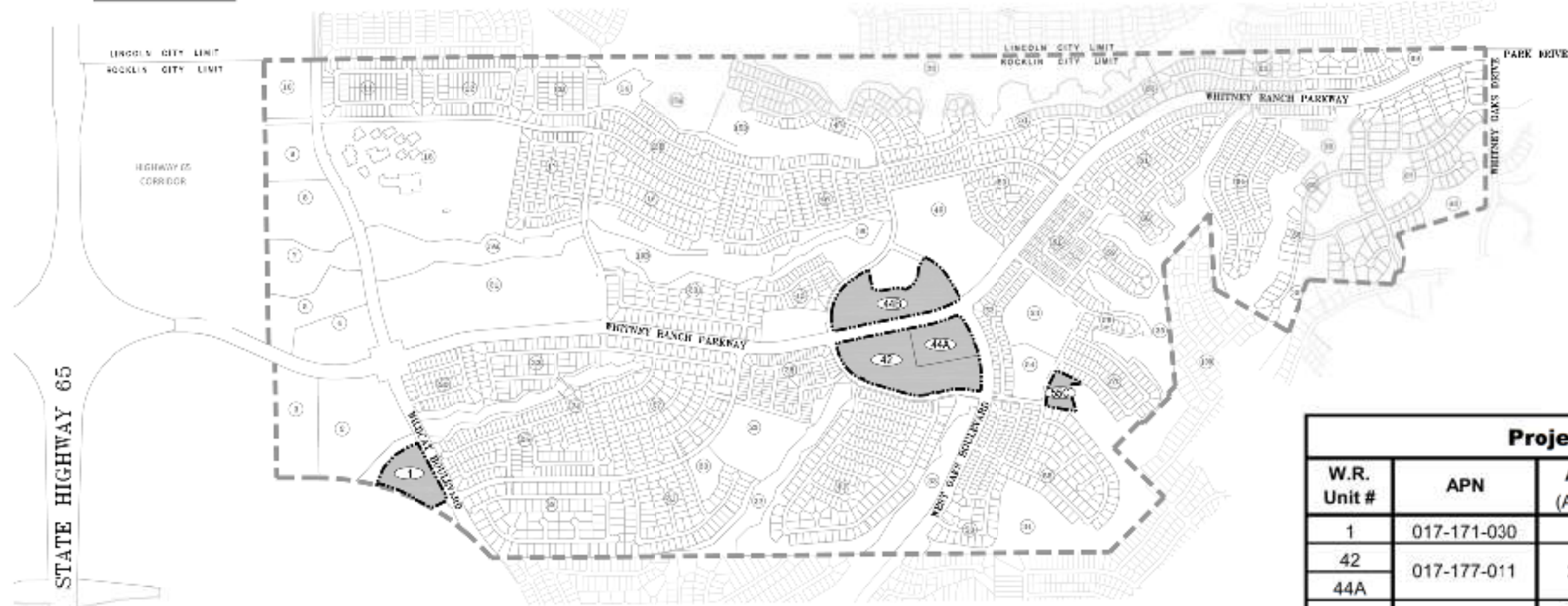
- SHEET 1 TENTATIVE MAP
- SHEET 2 GRADING PLAN
- SHEET 3 GRADING DETAILS
- SHEET 4 UTILITY PLAN
- SHEET 5 FENCING PLAN
- SHEET 6 PLANTING PLAN
- SHEET 7 LEGEND AND DETAILS

**UNIT 44B**

- SHEET 1 TENTATIVE MAP
- SHEET 2 GRADING PLAN
- SHEET 3 GRADING DETAILS
- SHEET 4 UTILITY PLAN
- SHEET 5 FENCING PLAN
- SHEET 6 PLANTING PLAN
- SHEET 7 LEGEND AND DETAILS

**UNIT 55C**

- SHEET 1 TENTATIVE MAP
- SHEET 2 GRADING PLAN
- SHEET 3 UTILITY PLAN
- SHEET 4 FENCING PLAN
- SHEET 5 FENCING DETAILS



Project Information					
W.R. Unit #	APN	Area (Acres)	Existing Zoning	Proposed Zoning	Lots
1	017-171-030	6.2	PD-BP	PD-12	51
42	017-177-011	20.5	PD-12	PD-5.1C	97
44A			PD-Nh C	PD-5.1C	
44B	017-174-045	12.3	PD-10	PD-8	55
55C	017-182-018	2.2	Rec. Fac.	PD-5	5
<b>Totals</b>		<b>41.2</b>			<b>208</b>

**OWNER/DEVELOPER**

SUNSET RANCHOS INVESTORS, LLC  
6540 LONETREE BOULEVARD, SUITE 203  
ROCKLIN, CA 95765  
TEL (916) 235-4950  
FAX (916) 235-4951

**APPLICANT**

UBORA ENGINEERING AND PLANNING, INC.  
2901 DOUGLAS BOULEVARD, SUITE 285  
ROSEVILLE, CA 95661  
TEL (916) 780-2500  
DAVID BERRY, P.E. LIC NO. C48811

**ENGINEER**

UBORA ENGINEERING AND PLANNING, INC.  
2901 DOUGLAS BOULEVARD, SUITE 285  
ROSEVILLE, CA 95661  
TEL (916) 780-2500  
DAVID BERRY, P.E. LIC NO. C48811

**UTILITY PROVIDERS:**

WATER: PLACER COUNTY WATER AGENCY  
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC  
TELEPHONE: CONSOLIDATED COMMUNICATIONS  
CABLE TV: WAVE BROADBAND

**SERVICE PROVIDERS:**

SCHOOL DISTRICT: ROCKLIN UNIFIED SCHOOL DISTRICT  
FIRE PROTECTION: CITY OF ROCKLIN  
POLICE PROTECTION: CITY OF ROCKLIN  
STORM DRAINAGE: CITY OF ROCKLIN  
SOLID WASTE: RECOLOGY AUBURN-PLACER

**GENERAL NOTES:**

1. SEPTIC SYSTEMS  
THERE ARE NO KNOWN EXISTING WELLS, ABANDONED WELLS, SUMPS OR ANY OTHER UNDERGROUND SYSTEMS ON THE PROPERTY.
2. TENTATIVE MAP  
DIMENSIONS & AREAS SHOWN ARE APPROXIMATE & SUBJECT TO CHANGE.
3. FINAL MAP  
PUSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDMR MAY FILE MULTIPLE FINAL MAPS BASED ON THIS TENTATIVE MAP.
4. RETAINING WALLS  
2:1 SLOPES MAY BE REPLACED BY RETAINING WALLS.



TENTATIVE SUBDIVISION MAP  
**WHITNEY RANCH PHASE 3**  
**UNIT 1**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



017-171-031  
 CITY OF ROCKLIN  
 DRAINAGE BASIN 23

LOT C  
 OPEN SPACE &  
 UTILITY EASEMENT  
 0.47± AC

LOT B  
 LANDSCAPE  
 0.02± AC

LOT A  
 LANDSCAPE  
 0.01± AC

**PROJECT INFORMATION**

APN	017-171-030
EXISTING/PROPOSED USE	OFFICE/RESIDENTIAL
EXISTING/PROPOSED ZONING	PD-MP/RS-12
EXISTING/PROPOSED GEN. PLAN	HRM/HDR
EXISTING PARCEL	PARCEL 2, 33 MAPS 84

PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	51	4.20± AC	
LANDSCAPE LOTS	ASB	0.03± AC	
PRIVATE ALLEYS		0.50± AC	
PUBLIC RIGHT-OF-WAY		0.85± AC	
<b>SUBTOTAL</b>	<b>51</b>	<b>5.70± AC</b>	<b>9.0 D.U./AC</b>
OPEN SPACE	C	0.47± AC	
<b>TOTALS</b>		<b>6.17± AC</b>	

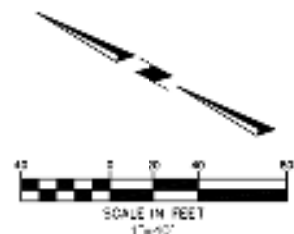
**PROPOSED LOT SIZES**

MAXIMUM LOT SIZE	5,400 sq.ft.
AVERAGE LOT SIZE	3,578 sq.ft.
MINIMUM LOT SIZE	2,600 sq.ft.

**LEGEND**

- LOT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED EASEMENT

- NOTES:**
- ROAD 'A' TO BE PUBLIC. ALL ALLEYS TO BE PRIVATE.
  - LOT C TO BE OPEN SPACE AND UTILITY EASEMENT.



**KEY MAP**

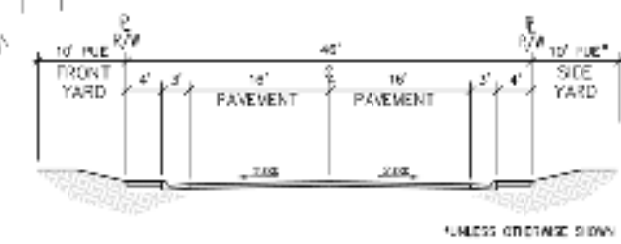
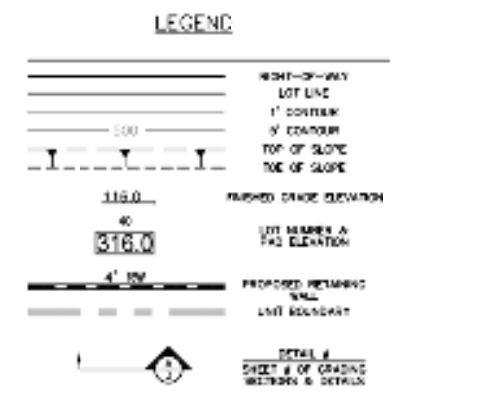
**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

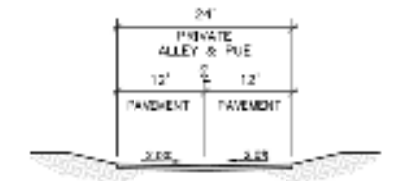
PRELIMINARY GRADING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 1**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



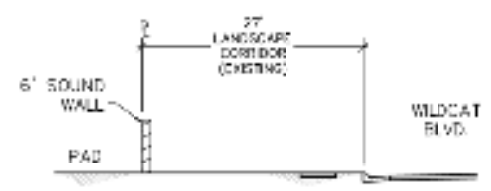
- NOTES:  
 1. ADDITIONAL RETAINING WALLS MAY BE ADDED AS NECESSARY AT THE TIME SUBDIVISION IMPROVEMENTS ARE DESIGNED.  
 2. ESTIMATED EARTHWORK = 5,000 C.Y.



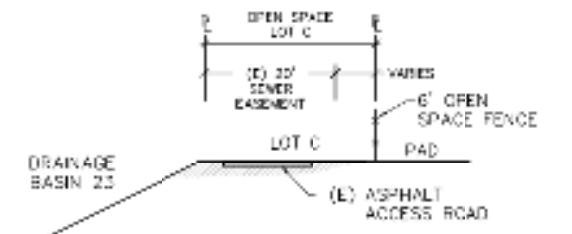
**A** 46' RW RESIDENTIAL STREET (PUBLIC)  
 - NOT TO SCALE



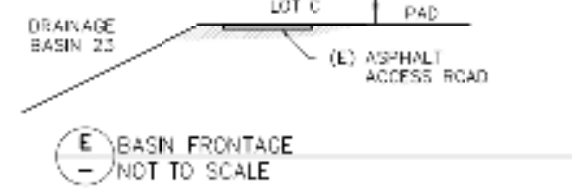
**B** 24' ALLEY (PRIVATE)  
 - NOT TO SCALE



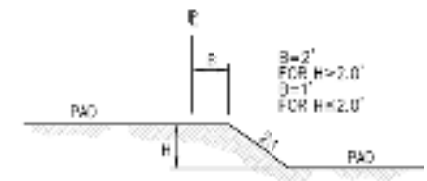
**C** BRIDLEWOOD DRIVE FRONTAGE  
 - NOT TO SCALE



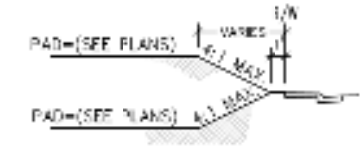
**D** WILDCAT BOULEVARD FRONTAGE  
 - NOT TO SCALE



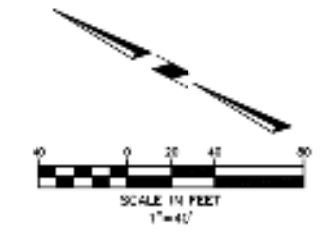
**E** BASIN FRONTAGE  
 - NOT TO SCALE



**F** INTERIOR PROPERTY LINE GRADING  
 - NOT TO SCALE



**G** STREET SIDE YARD INTERSECTION  
 - NOT TO SCALE



**UBORA** ENGINEERING & PLANNING  
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 ROSEVILLE, CA 95661 (916) 780-2500  
 SHEET 2 OF 6

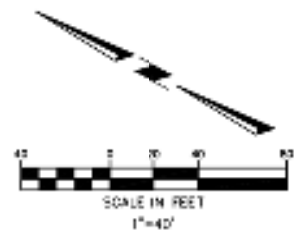
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Agenda Item #7.c.

PRELIMINARY UTILITY PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 1**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



PROPOSED	DESCRIPTION	EXISTING
	WATER LINE	
	SEWER LINE	
	STORM LINE	
	MANHOLE	
	STORM INLET	
	UTILITY EASEMENT	



**UBORA** ENGINEERING & PLANNING  
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 2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500  
 SHEET 3 OF 6

Packet Pg. 166

Agenda Item #7.c.

PRELIMINARY FENCING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 1**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017

**FENCE AND WALL LEGEND**

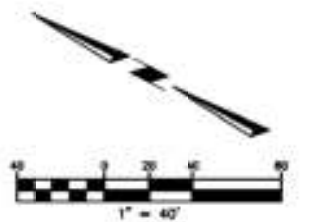
KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
1.0		PROVIDE MASONRY PILASTER PER DETAILS A.
1.1		PROVIDE PROTO II WALL WITH STONE VENEER. SEE DETAIL B.
1.2		PROVIDE PROTO II WALL WITH SPLITFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
1.3		PROVIDE 50-50 WALL. SEE DETAIL D.
1.4		PROVIDE 5' OPEN SPACE FENCE. SEE DETAIL E.
1.5		PROVIDE POST & CABLE FENCE PER CITY OF ROCKLIN STANDARD.
1.6		PROVIDE 5" CONCRETE MOWSTRIP. SEE DETAIL F.



017-171-031  
 CITY OF ROCKLIN  
 DRAINAGE BASIN 23



**KEY MAP**



**FUHRMANLEAMY**  
 LAND GROUP  
 DESIGN - SERVICE - SOLUTIONS  
 2940 PROFESSIONAL DRIVE, SUITE 200 ROSEVILLE, CA 95661

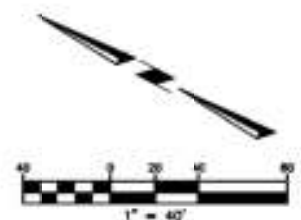
**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

PRELIMINARY PLANTING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 1**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



KEY MAP



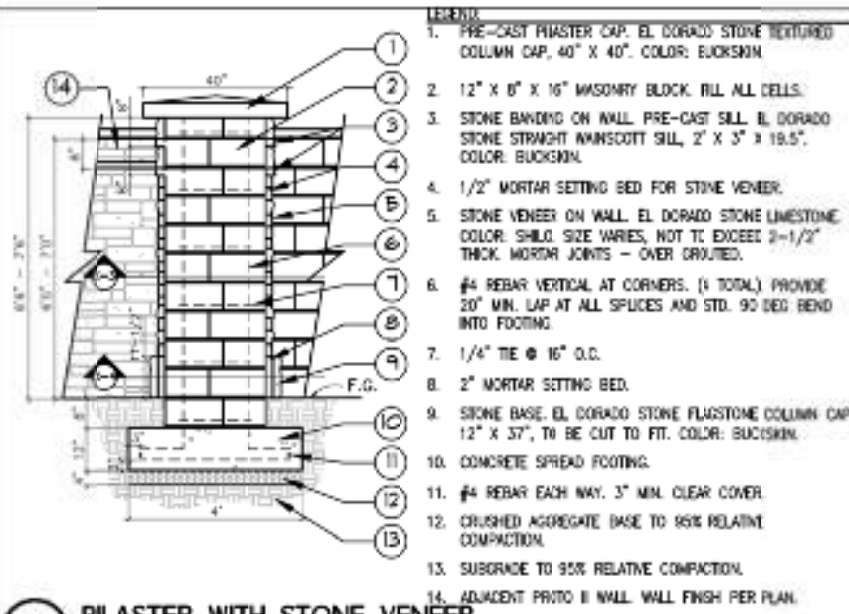
**FUHRMANLEAMY**  
**LAND GROUP**  
 DESIGN - SERVICE - SOLUTIONS  
 290 PROFESSIONAL DRIVE, SUITE 200 ROSEVILLE, CA 95661

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

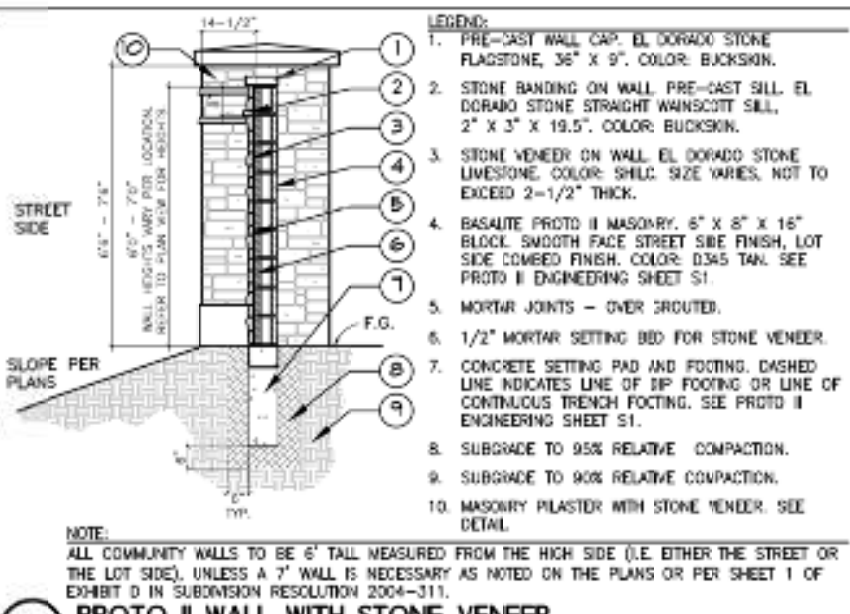
SHEET 5 OF 6



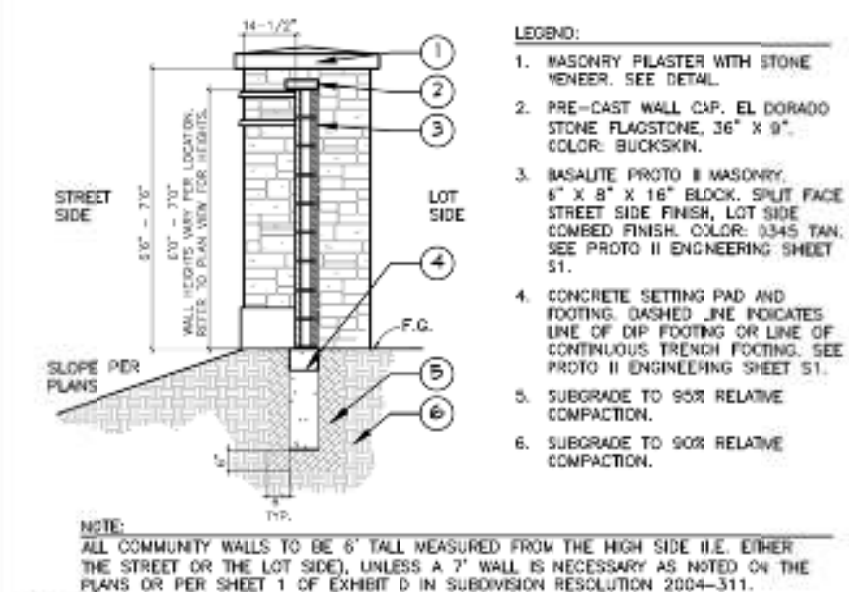
LEGEND AND DETAILS  
**WHITNEY RANCH PHASE 3**  
**UNIT 1**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



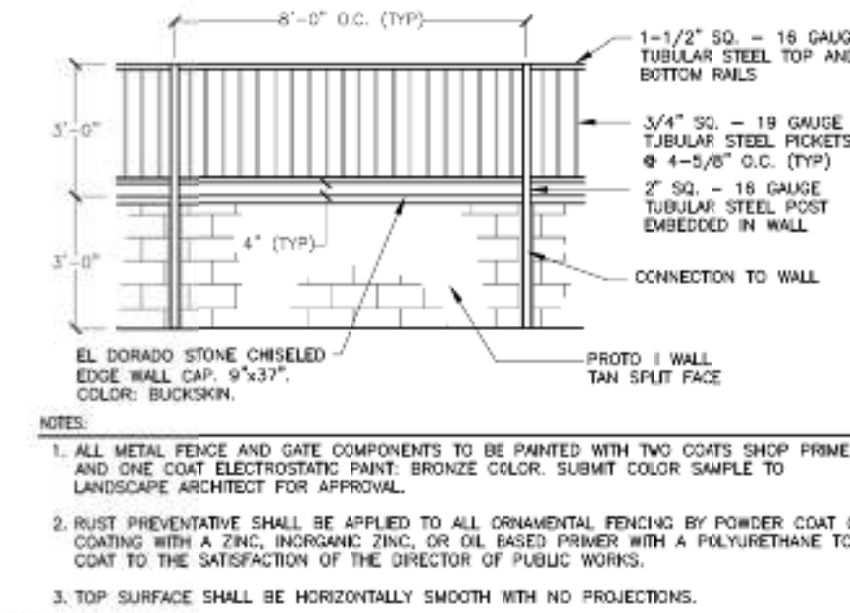
**A PILASTER WITH STONE VENEER**  
 SCALE: 1/2" = 1' - 0"



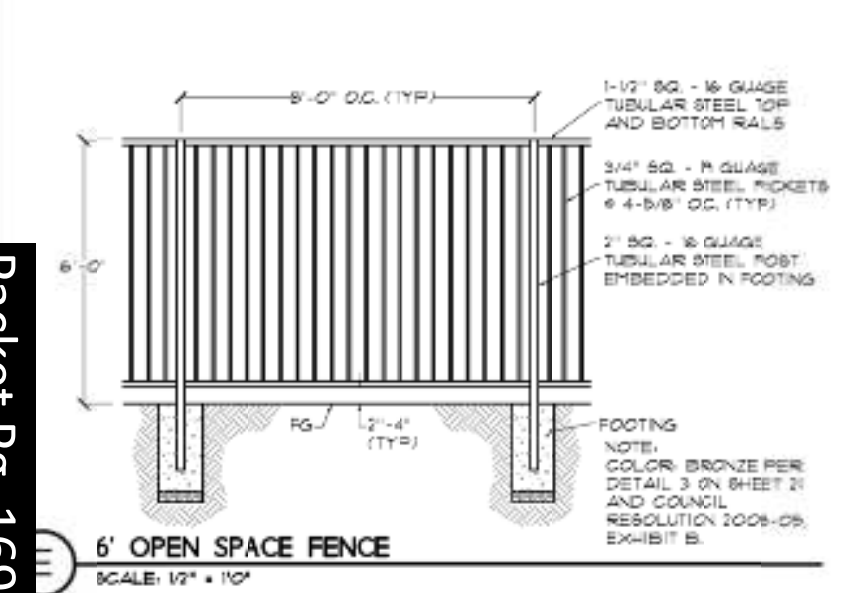
**B PROTO II WALL WITH STONE VENEER**  
 SCALE: 1/2" = 1' - 0"



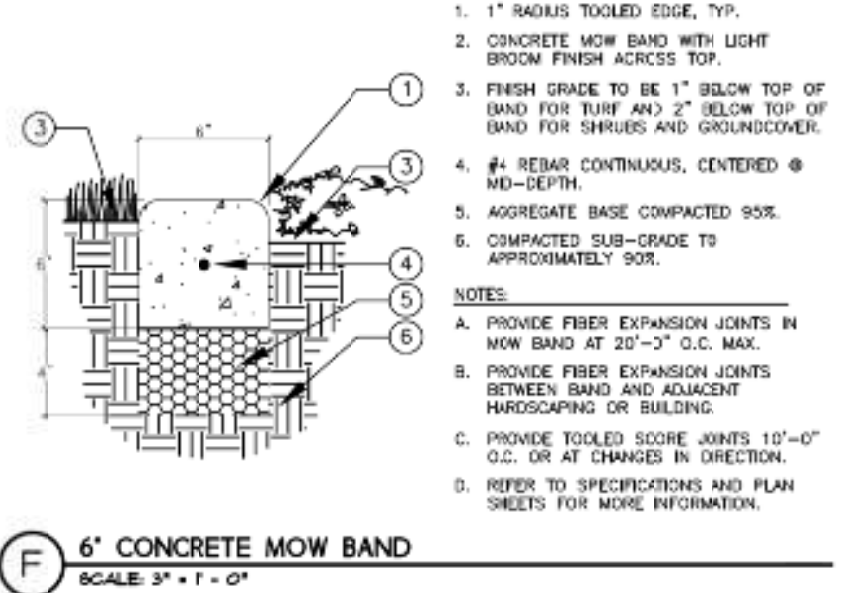
**C PROTO II WALL**  
 SCALE: 1/2" = 1' - 0"



**D 3' OPEN SPACE FENCE (ON PROTO II WALL) DETAIL**  
 SCALE: 1/2" = 1' - 0"



**E 6' OPEN SPACE FENCE**  
 SCALE: 1/2" = 1' - 0"



**F 6' CONCRETE MOW BAND**  
 SCALE: 3/4" = 1' - 0"

**PRELIMINARY PLANT MATERIAL LIST AND LEGEND**

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE
<b>STREET TREES</b>				
	PISTACIA CHINENSIS 'VEITH DAVID' CHINESE PISTACHE	15 0	40'H x 35'W	LOW
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	15 0	40'H x 30'W	MED
	TILIA CORDATA 'GREENSPICE' LITTLE-LEAF LINDEN	15 0	35'H x 25'W	MED
	LIQUIDAMBAR STYRACIFLUA FLAME TREE	15 0	50'H x 30'W	MED
	LIRIODENDRON TULIPIFERA TULIP TREE	15 0	60'H x 35'W	MED
	QUERCUS RUBRA RED OAK	15 0	40'H x 40'	LOW
<b>SUBORDINATE TREES</b>				
	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE	15 0	40'H x 30'W	MED
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 0	15'H x 12'W	LOW
	LASERFORNIA SPP. GRAPE MYRTLE	15 0	15'H x 15'W MULTI-TRUNK	LOW
<b>SCREEN TREES</b>				
	CEDRUS DEODARA CEDAR CEDAR	15 0	50'H x 25'W	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 0	25'H x 20'W	LOW
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-8' USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'TO CONCHER' GLOSSY ABELIA	5 0	MED	5'H x 5'W
	ARCTOSTAPHYLOS U. 'HOWARD WOODMAN' HOWARD WOODMAN MANZANITA	5 0	LOW	5'H x 5'W
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 0	LOW	6'H x 6'W
	LEUCOSIPHON FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER	5 0	LOW	5'H x 5'W
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 0	LOW	3'H x 4'W
	DIETES BICOLOR FOXTIGHT LILY	1 0	LOW	2.5'H x 2'W
	RHAPIDOCHLOA INDOCA 'ACK DAWNS' INDIA HAWTHORN	5 0	LOW	4'H x 4'W
	SALVIA DREGGII 'WILD THING' PINK SALVIA	5 0	LOW	3'H x 3'W
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH, USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 0	LOW	2'H x 5'W
	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCKROSE	1 0	LOW	2'H x 4'W
	HEMEROCALLIS SP. EVERGREEN DAYLILY	1 0	MED	18'H x 18'W
	ROSA X 'NOBLE' RED FLOWER CARPET ROSE	1 0	MED	2'H x 3'W
	VINES/ESPALIER MATERIAL - EVERGREEN VINE WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	FICUS FUMIDA CREeping FIG	5 0	MED	EVERGREEN PLANT AT BASE OF WALL
<b>BOULDERS AND ROCK</b>				
SYMBOL	TYPE	APPROXIMATE SIZE	QUANTITY	DEPTH
	FIELD STONE	30" DIAMETER		BURIED A MIN. OF 1/3 OF THE OVERALL BOULDER HEIGHT
	FIELD STONE	24" DIAMETER		
	FIELD STONE	18" DIAMETER		
FIELD STONE BOULDERS MAY BE FROM THE WHITNEY RANCH SITE				

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Agenda Item #7.c.



2501 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2300

TENTATIVE SUBDIVISION MAP  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017

LOT F  
 LANDSCAPE  
 0.04± AC

UNIT 44B

WHITNEY RANCH PARKWAY

**PROJECT INFORMATION**

APN	017-177-011
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL
EXISTING/PROPOSED ZONING (42)	FD-12/FO-5-1C
EXISTING/PROPOSED GEN. PLAN (42)	MH-DR/DR
EXISTING/PROPOSED ZONING (44A)	FD-MH General/PS-5-1C
EXISTING/PROPOSED GEN. PLAN (44A)	RC/MDR
EXISTING PARCEL	DESIGNATED REMAINDER, OD WAFS 60

PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	97	15.33AC	
LANDSCAPE LOTS	4F	1.13AC	
PUBLIC RIGHT-OF-WAY		4.10AC	
<b>TOTAL</b>		<b>20.56AC</b>	<b>4.7 DM/AC</b>

**PROPOSED LOT SIZES**

MAXIMUM LOT SIZE	15,320 sq.ft.
AVERAGE LOT SIZE	6,850 sq.ft.
MINIMUM LOT SIZE	5,000 sq.ft.

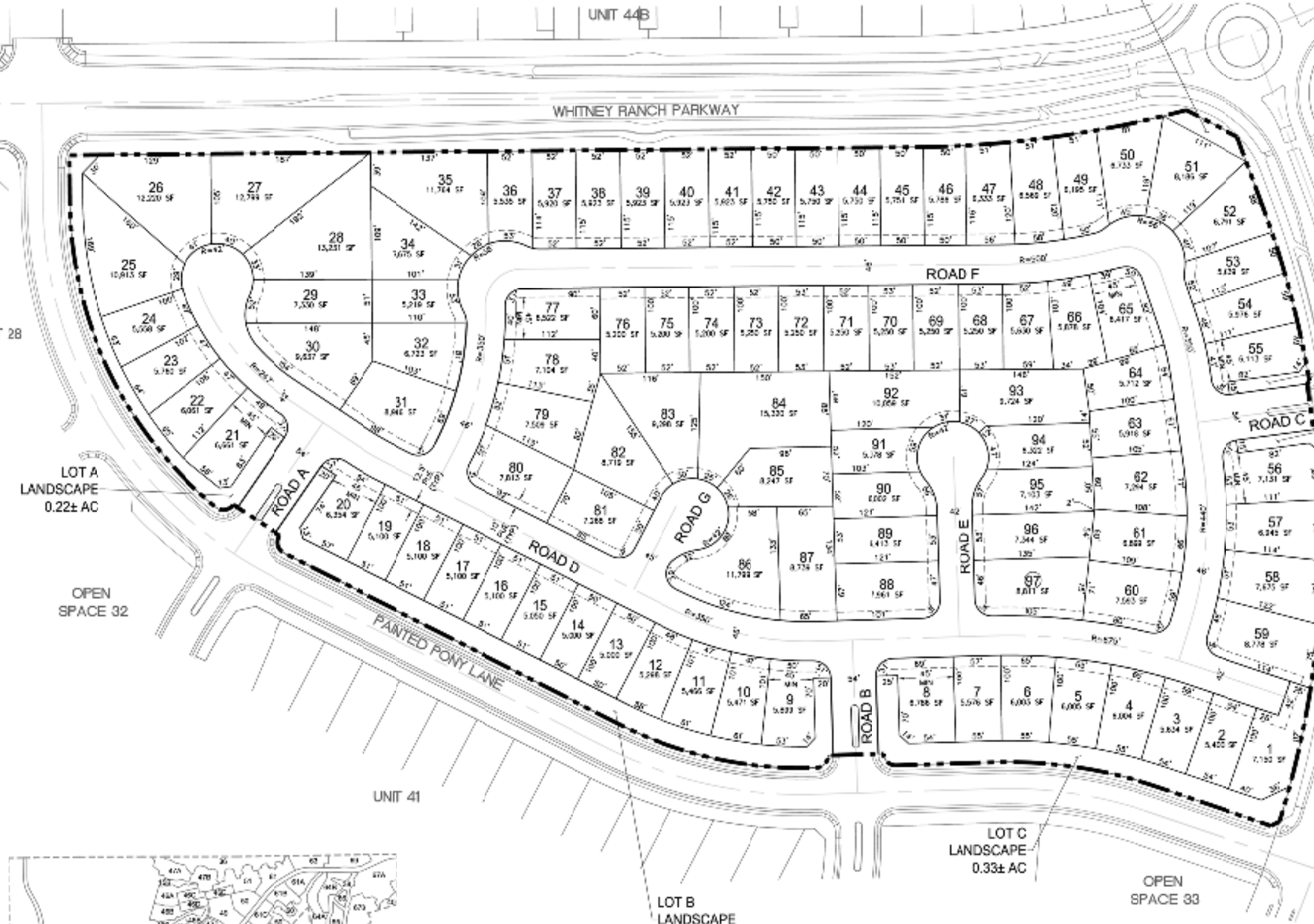
LOT E  
 LANDSCAPE  
 0.03± AC

LOT D  
 LANDSCAPE  
 0.03± AC

UNIT 52A

**LEGEND**

- UNIT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASE
- PROPOSED EGRESS



LOT A  
 LANDSCAPE  
 0.22± AC

OPEN  
 SPACE 32

UNIT 41

LOT C  
 LANDSCAPE  
 0.33± AC

OPEN  
 SPACE 33

LOT B  
 LANDSCAPE  
 0.48± AC



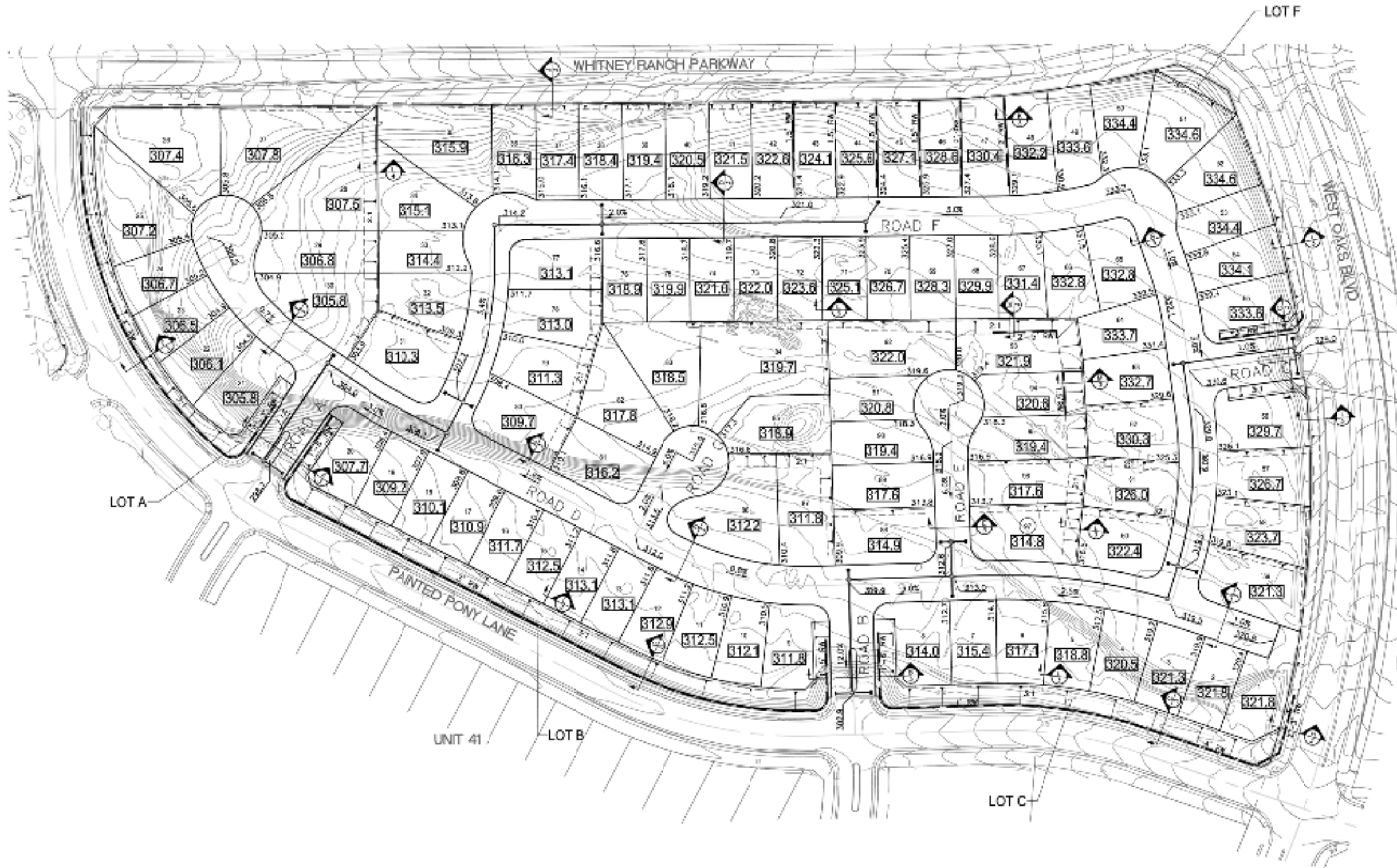
**KEY MAP**

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

SHEET 1 OF 7

PRELIMINARY GRADING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



**LEGEND**

	CENTRAL LINE
	LOT LINE
	1' CONTOUR
	5' CONTOUR
	TOP OF SLOPE
	TOE OF SLOPE
	PROPOSED GRADE ELEVATION
	LOT BEARING & PAD ELEVATION
	PROPOSED RETAINING WALL
	UNIT BOUNDARY
	DETAIL #
	SHEET # OF GRADING SECTIONS & DETAILS

LOT E

LOT D

- NOTES:**
1. RETAINING WALLS SHOWN ARE CONCEPTUAL AND MAY NOT BE COMPREHENSIVE. ADDITIONAL WALLS MAY BE ADDED AS NECESSARY AT THE TIME SUBMITTAL REVISIONS ARE DESIGNED.
  2. ESTIMATED EARTHWORK = 85,000 C.Y.

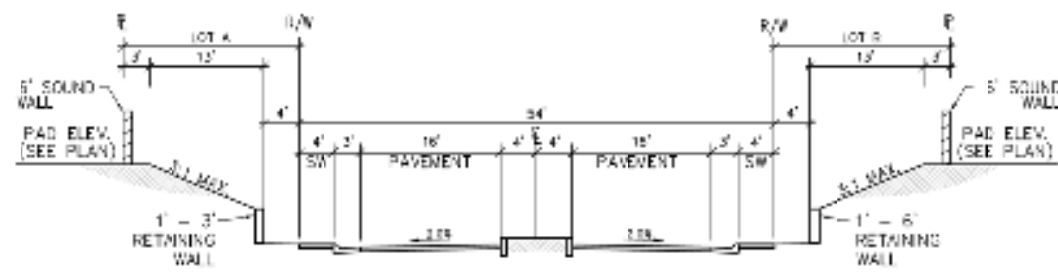


**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

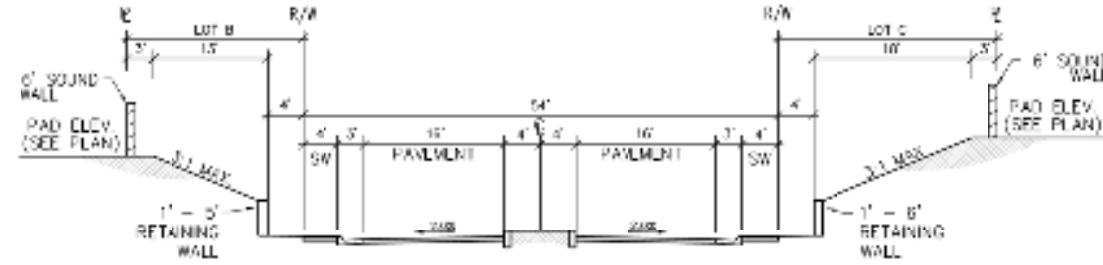
2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

SHEET 2 OF 7

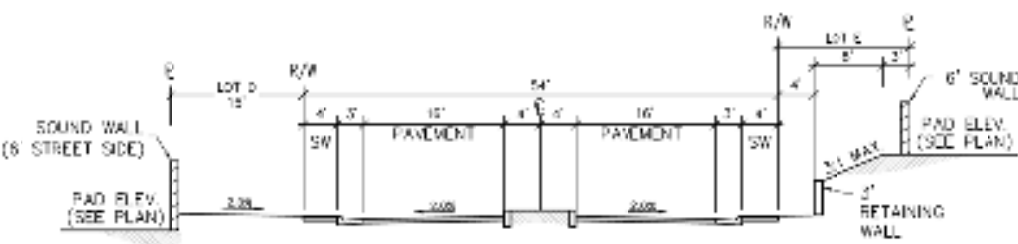
PRELIMINARY GRADING DETAILS  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



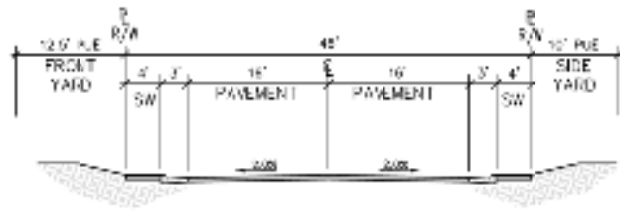
**A** 54' RW ROAD "A"  
 - NOT TO SCALE



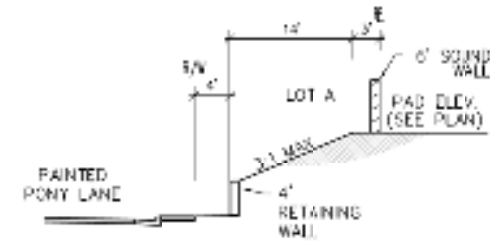
**B** 54' RW ROAD "B"  
 - NOT TO SCALE



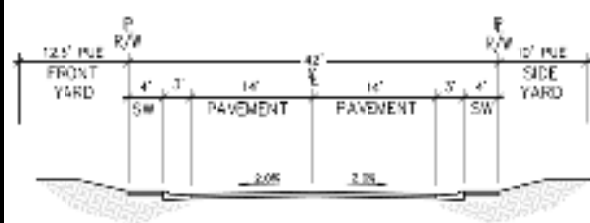
**C** 54' RW ROAD "C"  
 - NOT TO SCALE



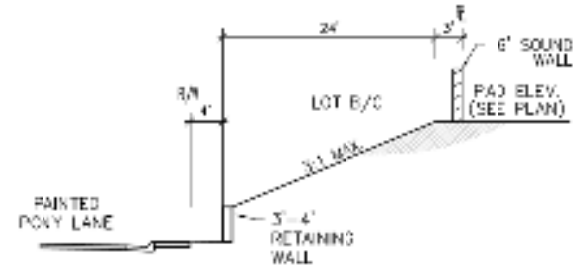
**D** 46' RW RESIDENTIAL STREET  
 - NOT TO SCALE



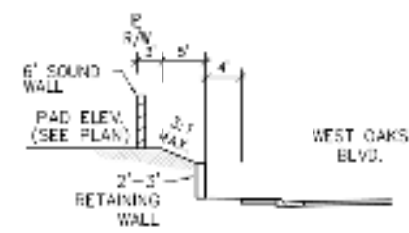
**F** GRADING ALONG PAINTED PONY LANE  
 - NOT TO SCALE



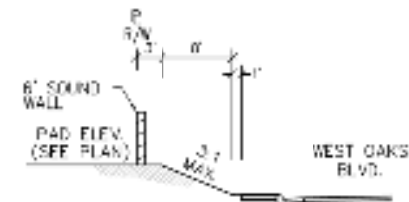
**E** 42' RW RESIDENTIAL STREET  
 - NOT TO SCALE



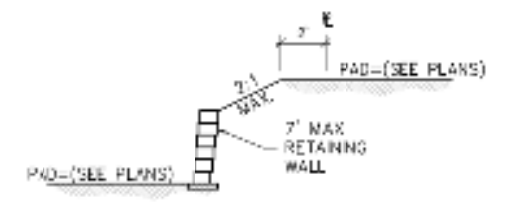
**G** GRADING ALONG PAINTED PONY LANE  
 - NOT TO SCALE



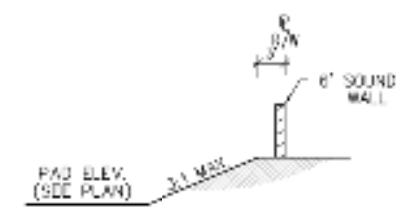
**H** GRADING ALONG WEST OAKS BLVD  
 - NOT TO SCALE



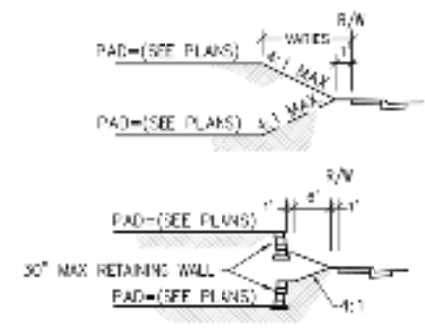
**I** GRADING ALONG WEST OAKS BLVD  
 - NOT TO SCALE



**M** INTERIOR GRADING DETAIL  
 - NOT TO SCALE



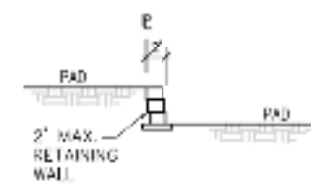
**J** GRADING ALONG WHITNEY RANCH PARKWAY  
 - NOT TO SCALE



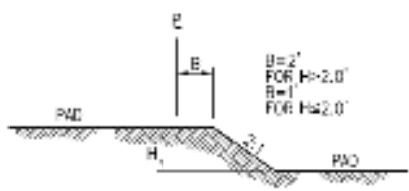
**N** STREET SIDE YARD  
 - NOT TO SCALE

INDIVIDUAL RETAINING WALLS IN STREET SIDE YARDS SHALL NOT EXCEED 30 INCHES. TIERED RETAINING WALLS SHALL NOT EXCEED A COMBINED HEIGHT OF 5'. THIS CONDITION WILL BE DETAILED ON THE CIVIL SITE PLANS.

NOTE: SIDEYARD RETAINING WALLS SHOWN IN PLAN VIEW SHALL BE REPRESENTED WITH A SINGLE RETAINING WALL.



**K** TYPICAL SIDEYARD PROPERTY LINE GRADING (W/ RETAINING WALL)  
 - NOT TO SCALE



**L** TYPICAL STEP GRADING (W/O RETAINING WALL)  
 - NOT TO SCALE

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

PRELIMINARY UTILITY PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



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Agenda Item #7.c.

**UBORA** ENGINEERING & PLANNING  
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 SHEET 4 OF 7

PRELIMINARY FENCING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



**FENCE AND WALL LEGEND**

KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
10		PROVIDE MASONRY PILASTER PER DETAILS A.
11		PROVIDE PROTO II WALL WITH STONE VENEER. SEE DETAIL B.
12		PROVIDE PROTO II WALL WITH SPLITFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
13		PROVIDE 50-50 WALL. SEE DETAIL D.
14		PROVIDE 5' OPEN SPACE FENCE. SEE DETAIL E.
15		PROVIDE POST & CABLE FENCE PER CITY OF ROCKLIN STANDARD.
16		PROVIDE 6" CONCRETE MOWSTRIP. SEE DETAIL F.

UNIT 52A



**KEY MAP**

Packet Pg. 174

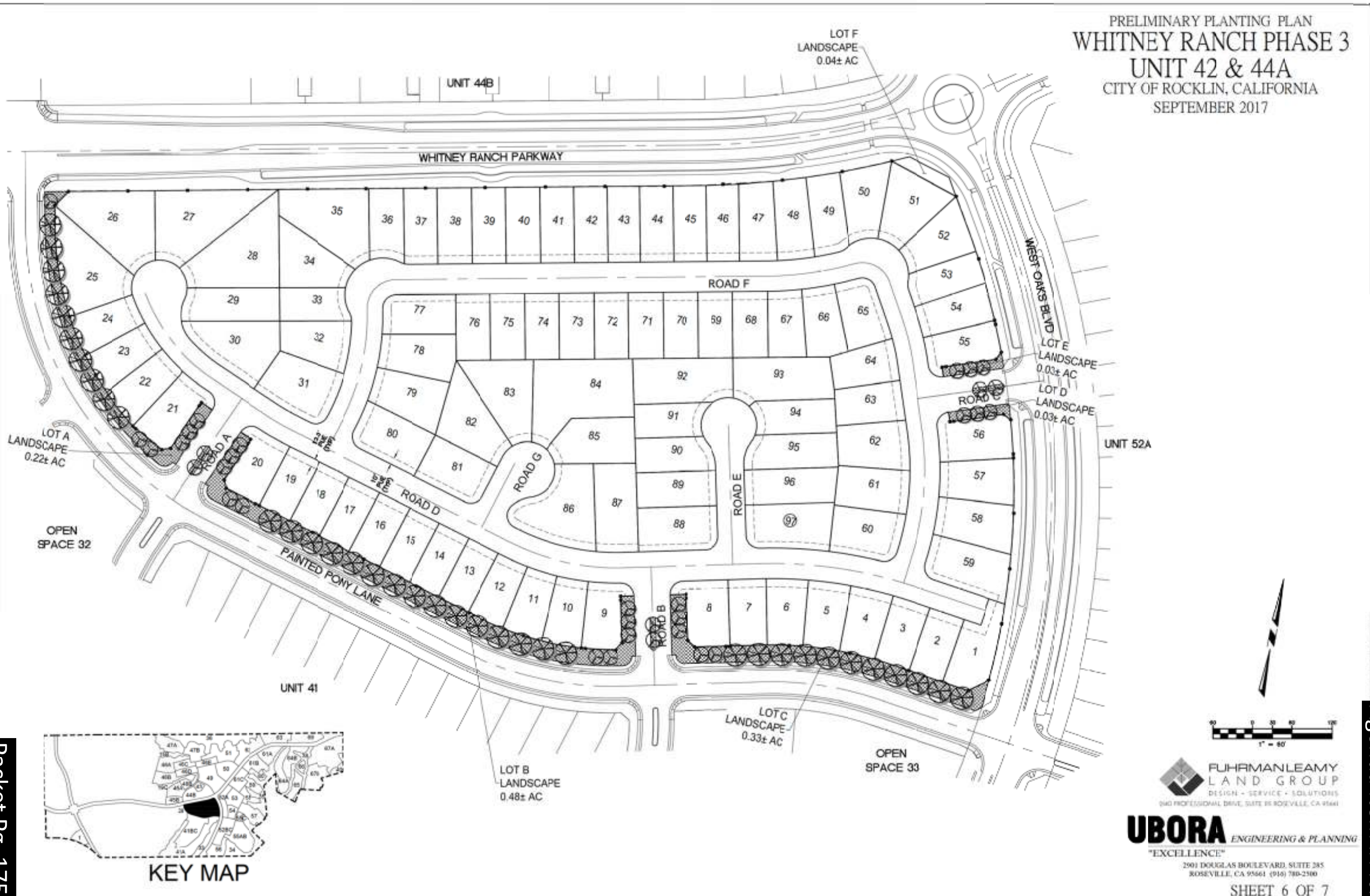
Agenda Item #7.c.

**FUHRMANLEAMY LAND GROUP**  
 DESIGN - SERVICE - SOLUTIONS  
 540 PROFESSIONAL DRIVE, SUITE 200 ROSEVILLE, CA 95661

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 2501 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

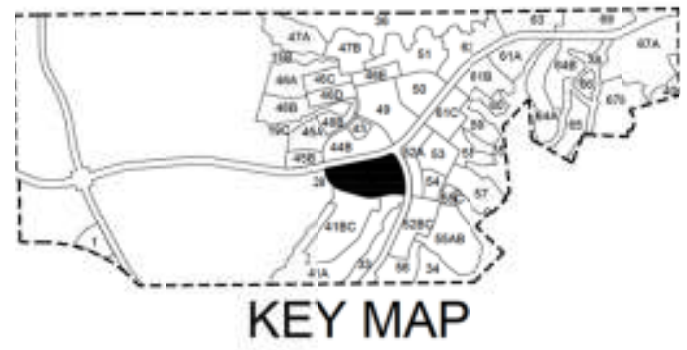
SHEET 5 OF 7

PRELIMINARY PLANTING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



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Agenda Item #7.c.

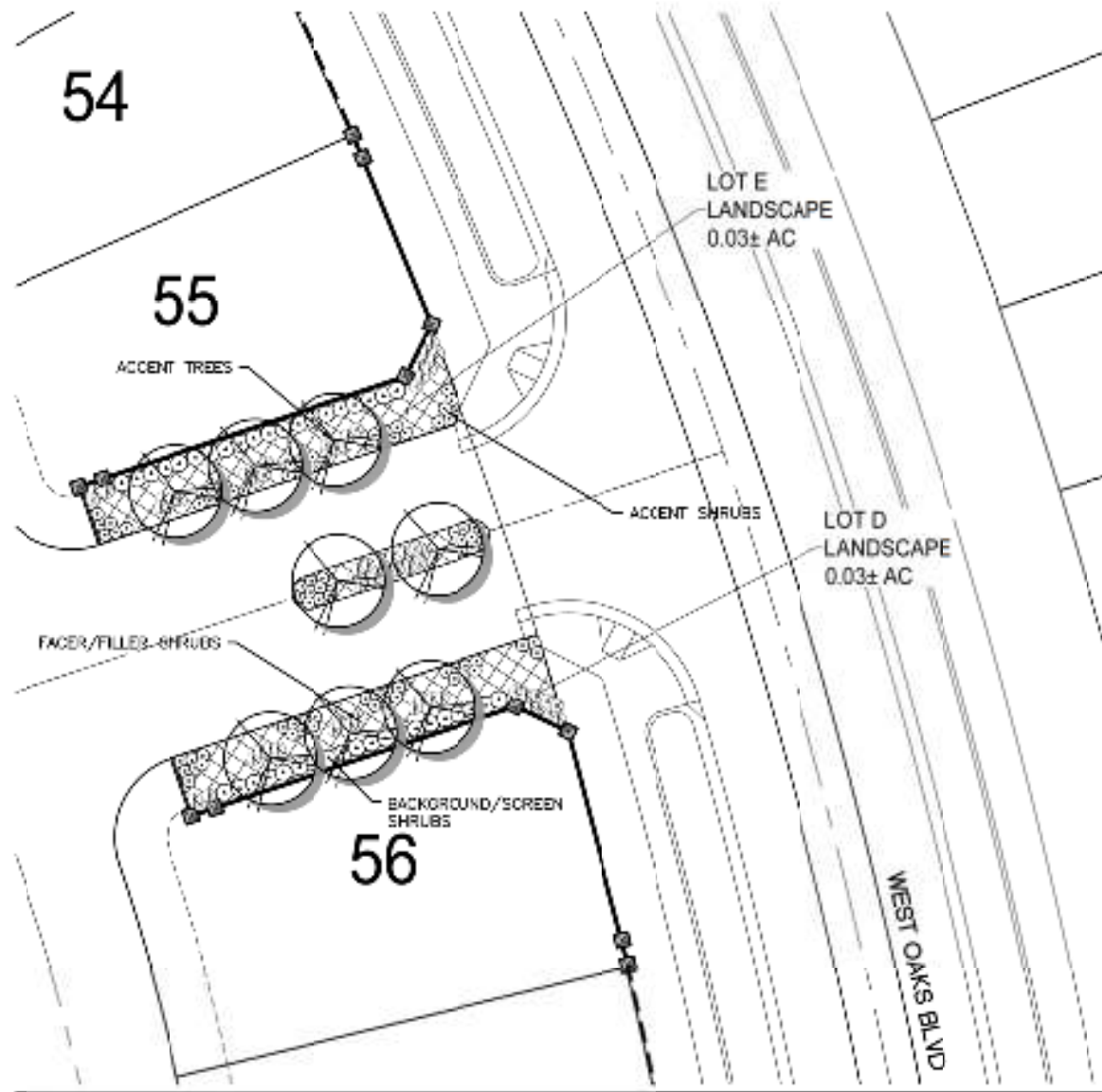


KEY MAP

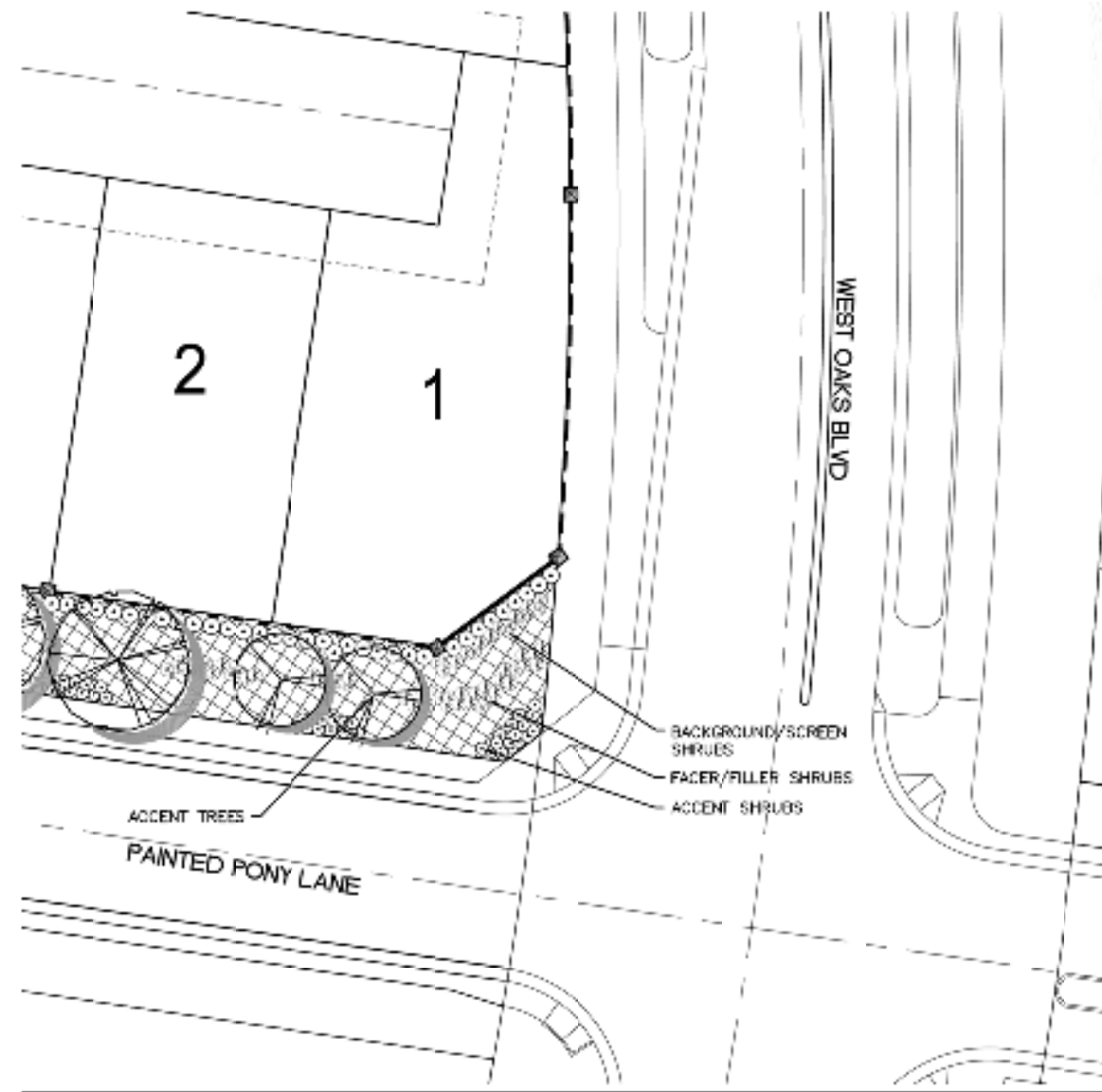


**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 2501 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500  
 SHEET 6 OF 7

PRELIMINARY PLANTING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



TYPICAL ENTRY



TYPICAL CORNER



KEY MAP



**FUHRMANLEAMY**  
**LAND GROUP**  
 DESIGN - SERVICE - SOLUTIONS  
 240 PROFESSIONAL DRIVE, SUITE 25 ROSEVILLE, CA 95661

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 790-2500

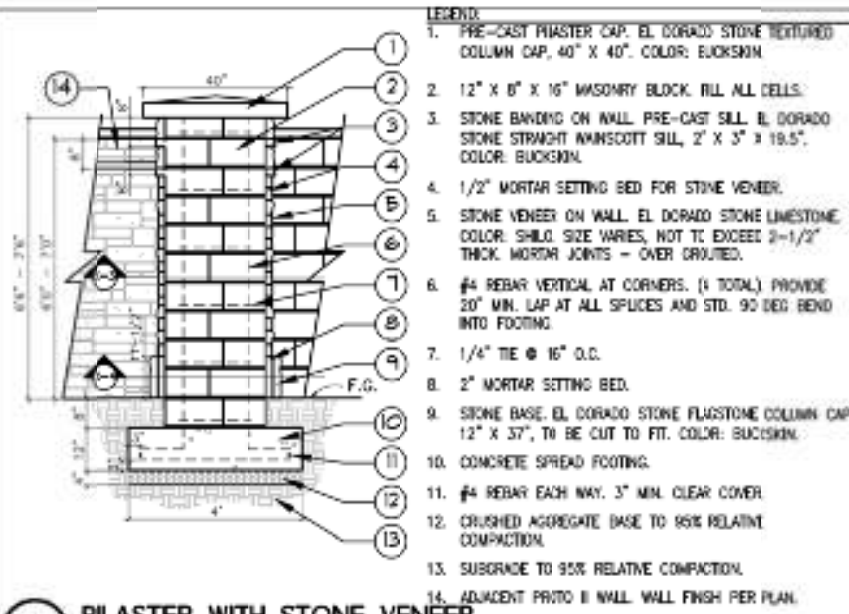
SHEET 6B OF 7

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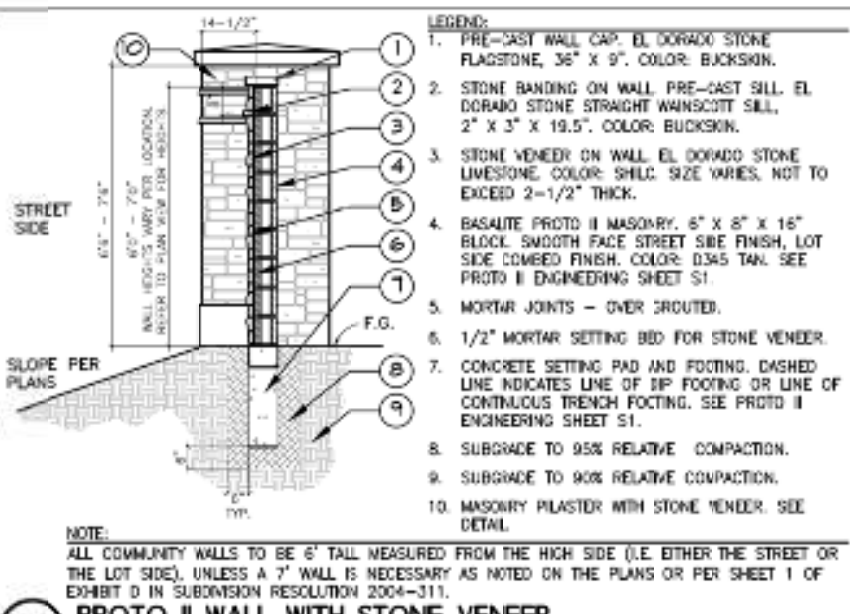
Agenda Item #7.c.



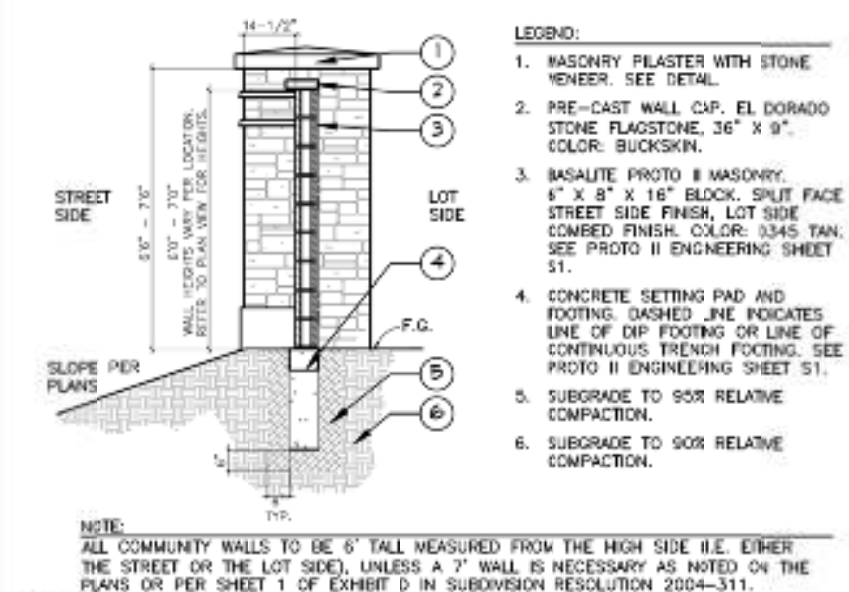
LEGEND AND DETAILS  
**WHITNEY RANCH PHASE 3**  
**UNIT 42 & 44A**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



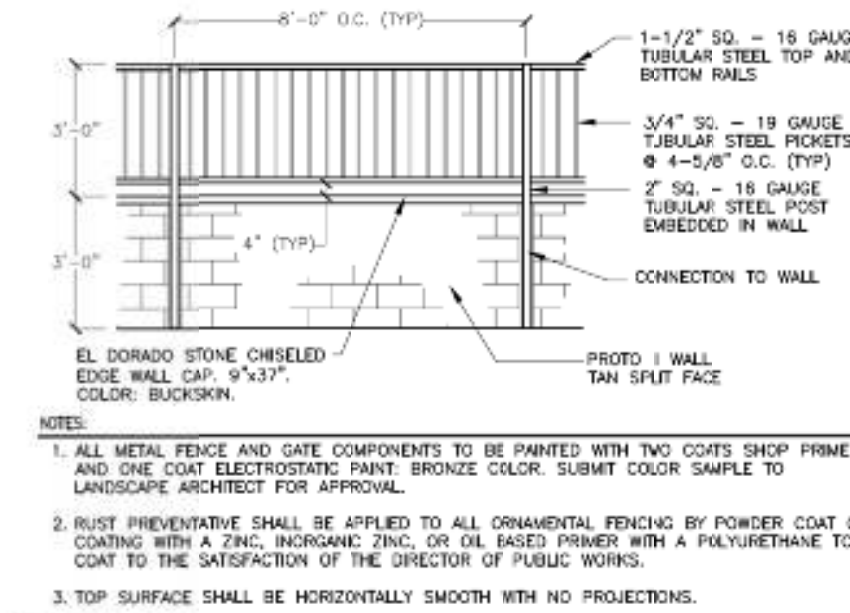
**A PILASTER WITH STONE VENEER**  
 SCALE: 1/2" = 1' - 0"



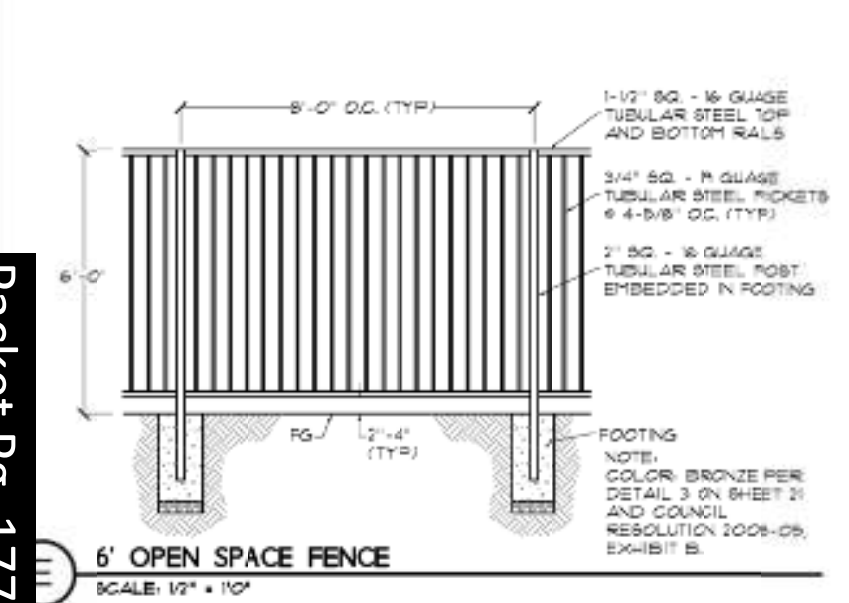
**B PROTO II WALL WITH STONE VENEER**  
 SCALE: 1/2" = 1' - 0"



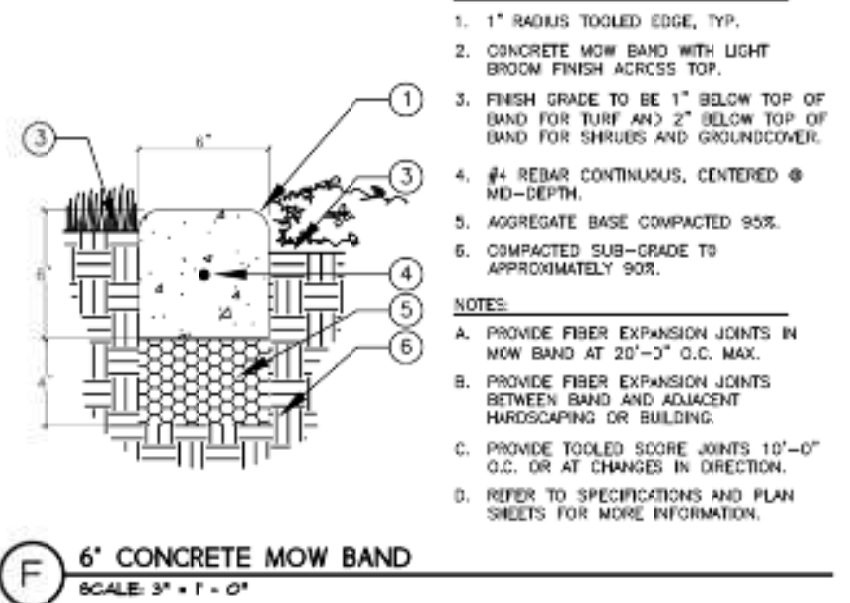
**C PROTO II WALL**  
 SCALE: 1/2" = 1' - 0"



**D 3' OPEN SPACE FENCE (ON PROTO II WALL) DETAIL**  
 SCALE: 1/2" = 1' - 0"



**E 6' OPEN SPACE FENCE**  
 SCALE: 1/2" = 1' - 0"



**F 6' CONCRETE MOW BAND**  
 SCALE: 3/4" = 1' - 0"

**PRELIMINARY PLANT MATERIAL LIST AND LEGEND**

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE
<b>STREET TREES</b>				
	PISTACIA CHINENSIS 'KEVIN DAVEY' CHINESE PISTACHE	15 0	40'W x 15'W	LOW
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	15 0	40'W x 10'W	MED
	TILIA CORDATA 'GREENSPICE' LITTLE-LEAF LINDEN	15 0	35'W x 15'W	MED
	LIQUIDAMBAR STYRACIFLUA FLAME TREE	15 0	50'W x 10'W	MED
	QUERCUS ROBUR COMMON OAK	15 0	40'W x 40'	LOW
<b>SUBORDINATE TREES</b>				
	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE	15 0	40'W x 10'W	MED
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 0	15'W x 12'W	LOW
	LASERSTROEMIA SPP. ORANGE WHITLE	15 0	15'W x 15'W MULTI-TRUNK	LOW
<b>SCREEN TREES</b>				
	CEDRUS DEODARA DEODAR CEDAR	15 0	50'W x 25'W	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 0	25'W x 10'W	LOW
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	BACKGROUND / SCREEN SHRUBS - EVERGREEN LARGE SHRUBS TO 6'-8' USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'TO CONCHER' GLOSSY ABELIA	5 0	MED	5'W x 5'W
	ARCTOSTAPHYLOS U. 'HOWARD MCANN' HOWARD MCANN MANZANITA	5 0	LOW	5'W x 5'W
	DODONAEA VESCOLO 'PURPUREA' PURPLE HOPSCDASH BUSH	5 0	LOW	6'W x 6'W
	LEUCOSIPHON FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER	5 0	LOW	5'W x 5'W
	FICUS 'TILLER' SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-6'. USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 0	LOW	3'W x 4'W
	DIETS BICOLOR FOURTHIGHT LILY	1 0	LOW	1.5'W x 3'W
	ROSA 'NOVAE' PINK SALIX	5 0	LOW	4'W x 4'W
	SALIX 'DREDD' 'WILD THING' PINK SALIX	5 0	LOW	3'W x 3'W
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE. EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FINDER SHRUBS.			
	ARCTOSTAPHYLOS U. 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 0	LOW	2'W x 5'W
	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCKROSE	1 0	LOW	2'W x 4'W
	HEMEROCALLIS SP. EVERGREEN DAYLILY	1 0	MED	18'W x 18'W
	ROSA X 'NOVAE' RED FLOWER CARPET ROSE	1 0	MED	2'W x 3'W
	VINES/ESPALIER MATERIAL - EVERGREEN VINE WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	FICUS FUMIDA CREeping FIG	5 0	MED	EVERGREEN PLANT AT BASE OF WALL

**BOULDERS AND ROCK**

SYMBOL	TYPE	APPROXIMATE SIZE	QUANTITY	DEPTH
	FIELD STONE	30" DIAMETER		BURIED A MIN. OF 1/3 OF THE OVERALL BOULDER HEIGHT
	FIELD STONE	24" DIAMETER		
	FIELD STONE	18" DIAMETER		

FIELD STONE BOULDERS MAY BE FROM THE WHITNEY RANCH SITE

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2501 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2300

TENTATIVE SUBDIVISION MAP  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



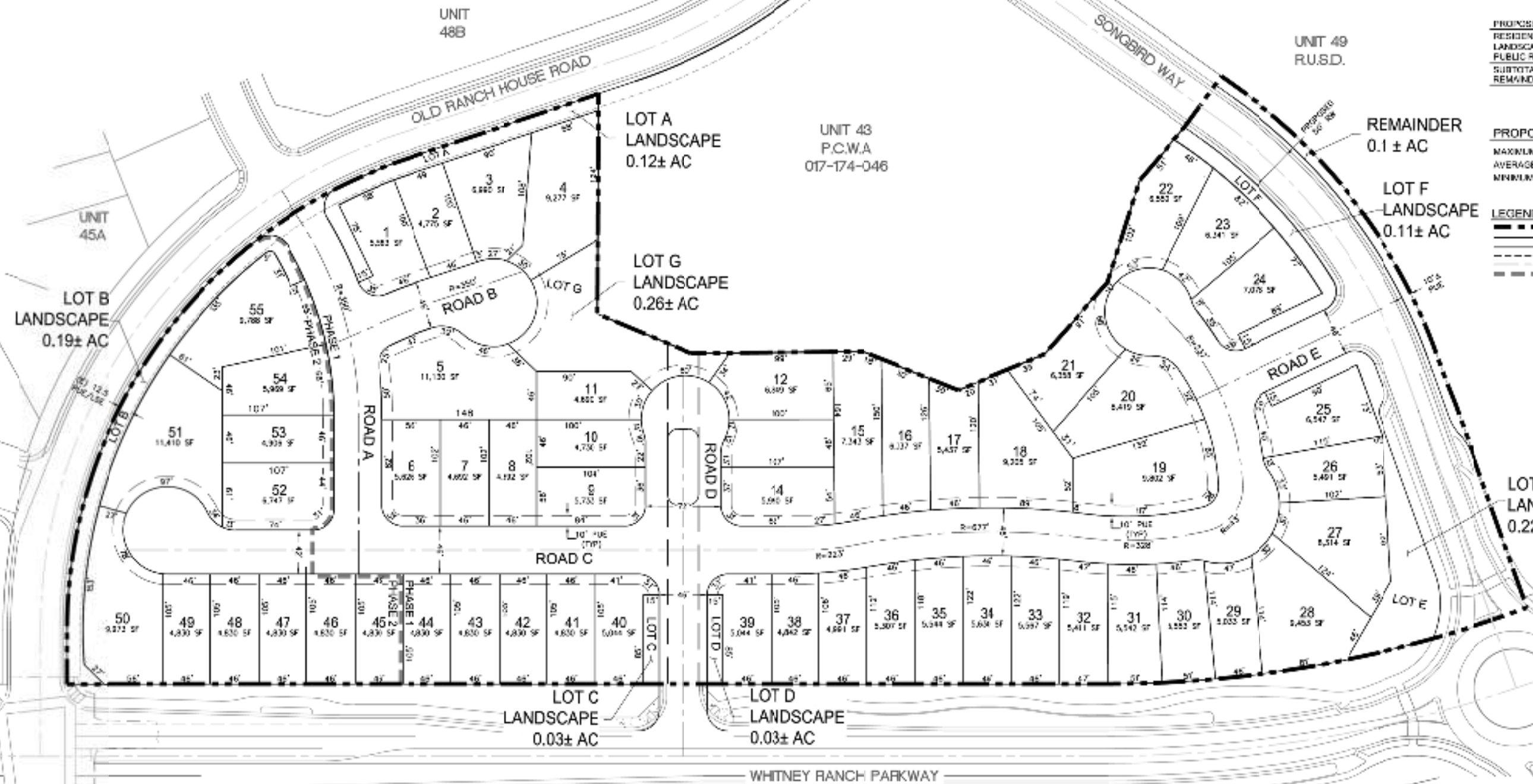
KEY MAP

NOTE: UNIT 44B TO BE DEVELOPED IN TWO PHASES:  
 PHASE 1: LOTS 1 THROUGH 44  
 PHASE 2: LOTS 45 THROUGH 55  
 PHASE 2 WILL POTENTIALLY DEVELOP AS A PRIVATE RECREATION CENTER EXPANSION VIA SEPARATE USE PERMITTING PROCESS.

PROJECT INFORMATION		
APN	017-174-045	
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL	
EXISTING/PROPOSED ZONING	FD-10/PD-8	
EXISTING/PROPOSED GEN. PLAN	MH/DM/DR	
EXISTING PARCEL	UNIT 44B, DD MAPS 18	
PROPOSED USES		
PROPOSED USES	#	TOTAL ACRES
RESIDENTIAL LOTS	55	7.90AC
LANDSCAPE LOTS	A-G	0.96AC
PUBLIC RIGHT-OF-WAY		3.36AC
SUBTOTAL		12.22AC
REMAINDER		0.10AC
TOTALS		12.32AC

PROPOSED LOT SIZES	
MAXIMUM LOT SIZE	12,520 sq.ft.
AVERAGE LOT SIZE	6,255 sq.ft.
MINIMUM LOT SIZE	4,000 sq.ft.

LEGEND	
	LOT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINES
	PROPOSED PAV.
	PROPOSED CONTIGUOUS
	ROAD BOUNDARY



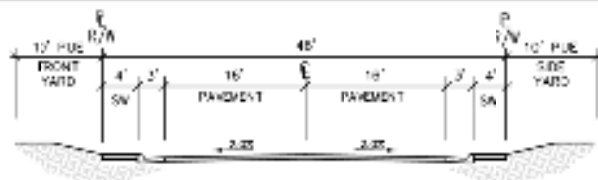
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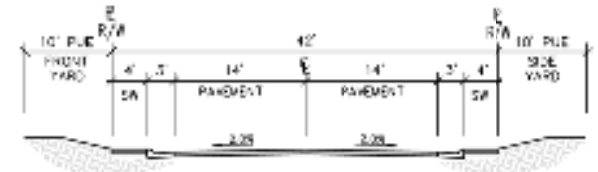
**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

PRELIMINARY GRADING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



TYPICAL 45' RW STREET (PUBLIC)  
 NOT TO SCALE



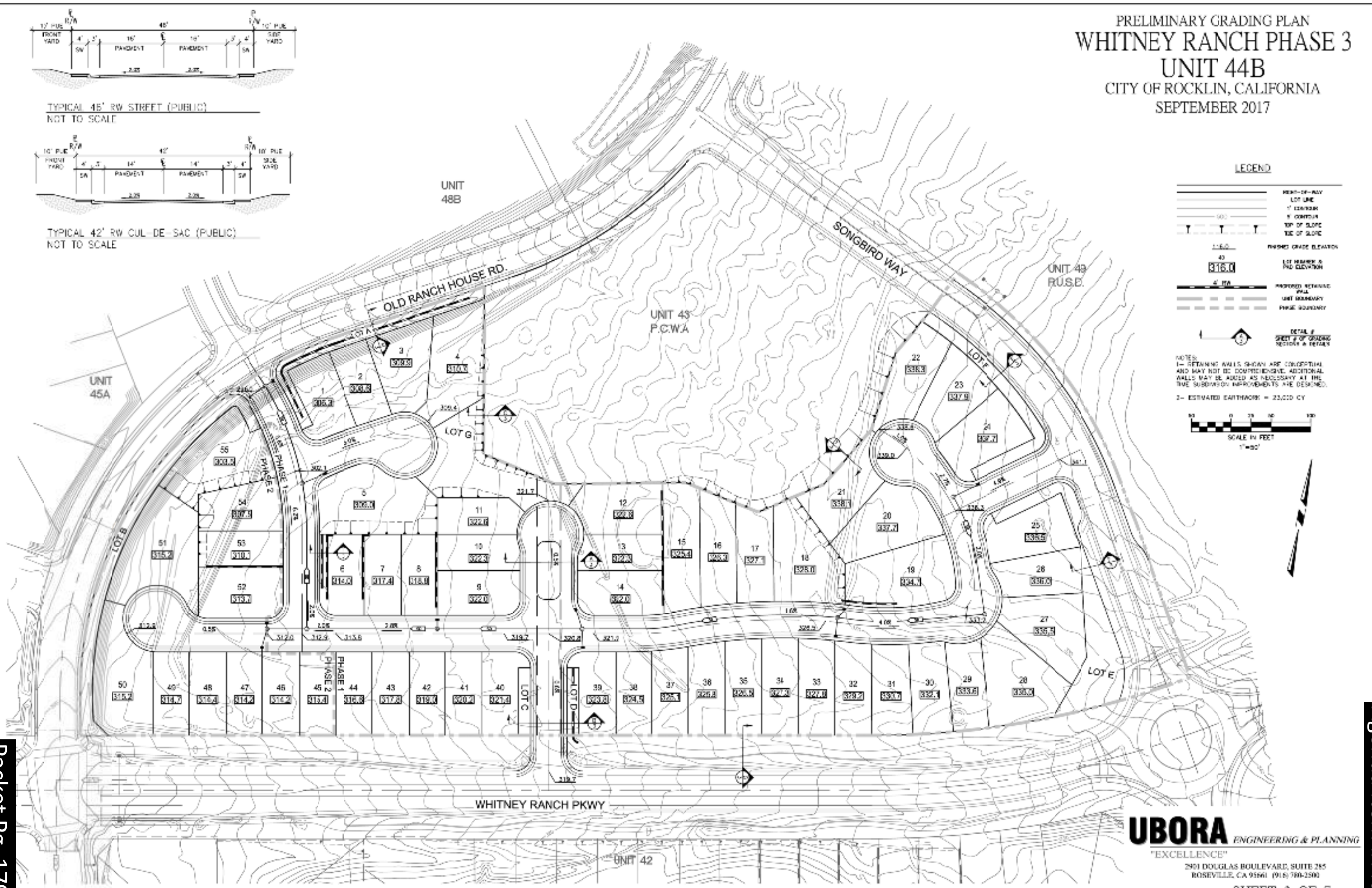
TYPICAL 42' RW CUL-DE-SAC (PUBLIC)  
 NOT TO SCALE

UNIT 48B

LEGEND

	RIGHT-OF-WAY
	LOT LINE
	1' ELEVATION CONTOUR
	TOP OF SLOPE
	BOTTOM OF SLOPE
	PROPOSED GRADE ELEVATION
	LOT NUMBER & PROPOSED ELEVATION
	PROPOSED RETAINING WALL
	UNIT BOUNDARY
	PHASE BOUNDARY
	DETAIL SECTION & DETAIL

NOTES:  
 1- RETAINING WALLS, SHOWN ARE CONCEPTUAL AND MAY NOT BE COMPREHENSIVE. ADDITIONAL WALLS MAY BE ADDED AS NECESSARY AT THE TIME SUBDIVISION IMPROVEMENTS ARE DESIGNED.  
 2- ESTIMATED EARTHWORK = 23,000 CY



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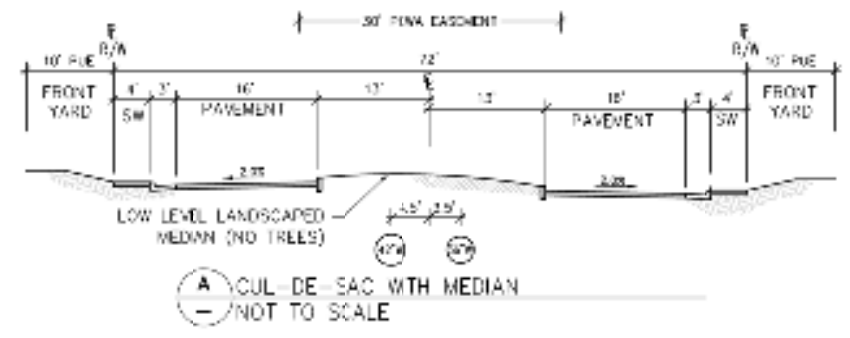
Agenda Item #7.c.

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

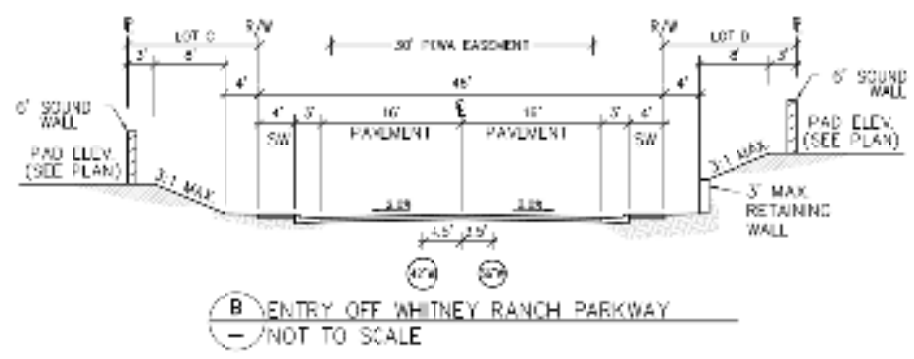
2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

SHEET 2 OF 7

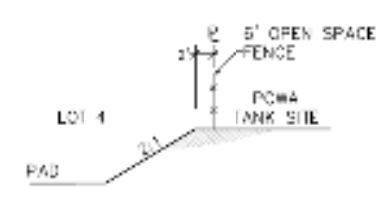
PRELIMINARY GRADING DETAILS  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



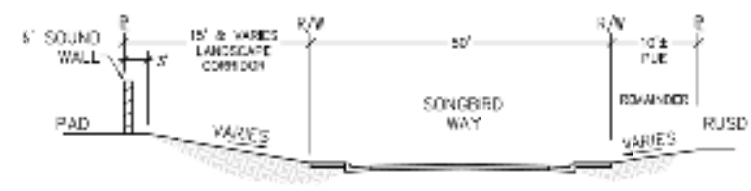
**A** CUL-DE-SAC WITH MEDIAN  
 - NOT TO SCALE



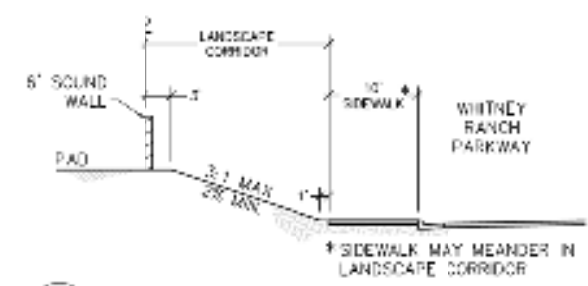
**B** ENTRY OFF WHITNEY RANCH PARKWAY  
 - NOT TO SCALE



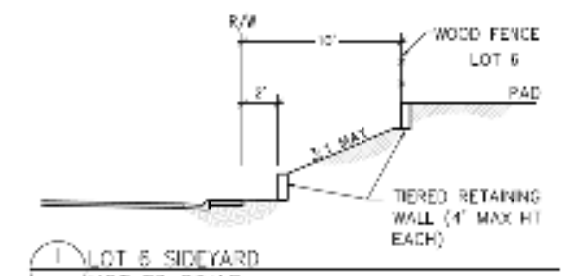
**C** LOTS BELOW TANK SITE  
 - NOT TO SCALE



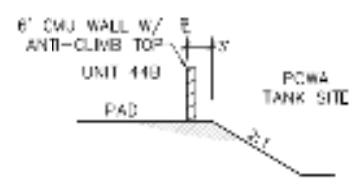
**E** LOTS ABOVE SONGBIRD WAY FRONTAGE  
 - NOT TO SCALE



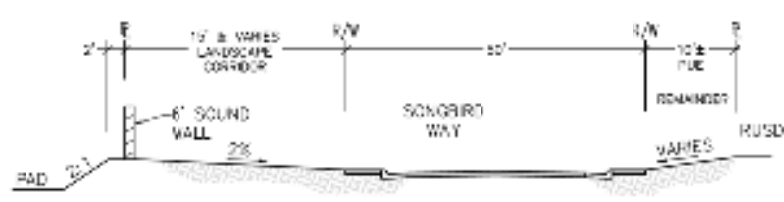
**G** WHITNEY RANCH PARKWAY FRONTAGE  
 - NOT TO SCALE



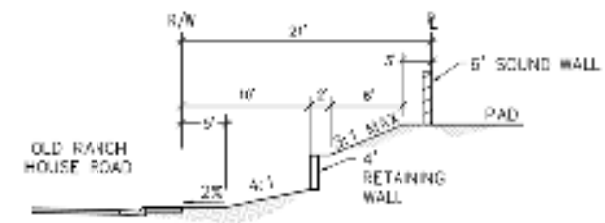
**I** LOT 6 SIDEYARD  
 - NOT TO SCALE



**D** LOTS ABOVE TANK SITE  
 - NOT TO SCALE



**F** LOTS BELOW SONGBIRD WAY FRONTAGE  
 - NOT TO SCALE



**H** OLD RANCH HOUSE ROAD FRONTAGE  
 - NOT TO SCALE

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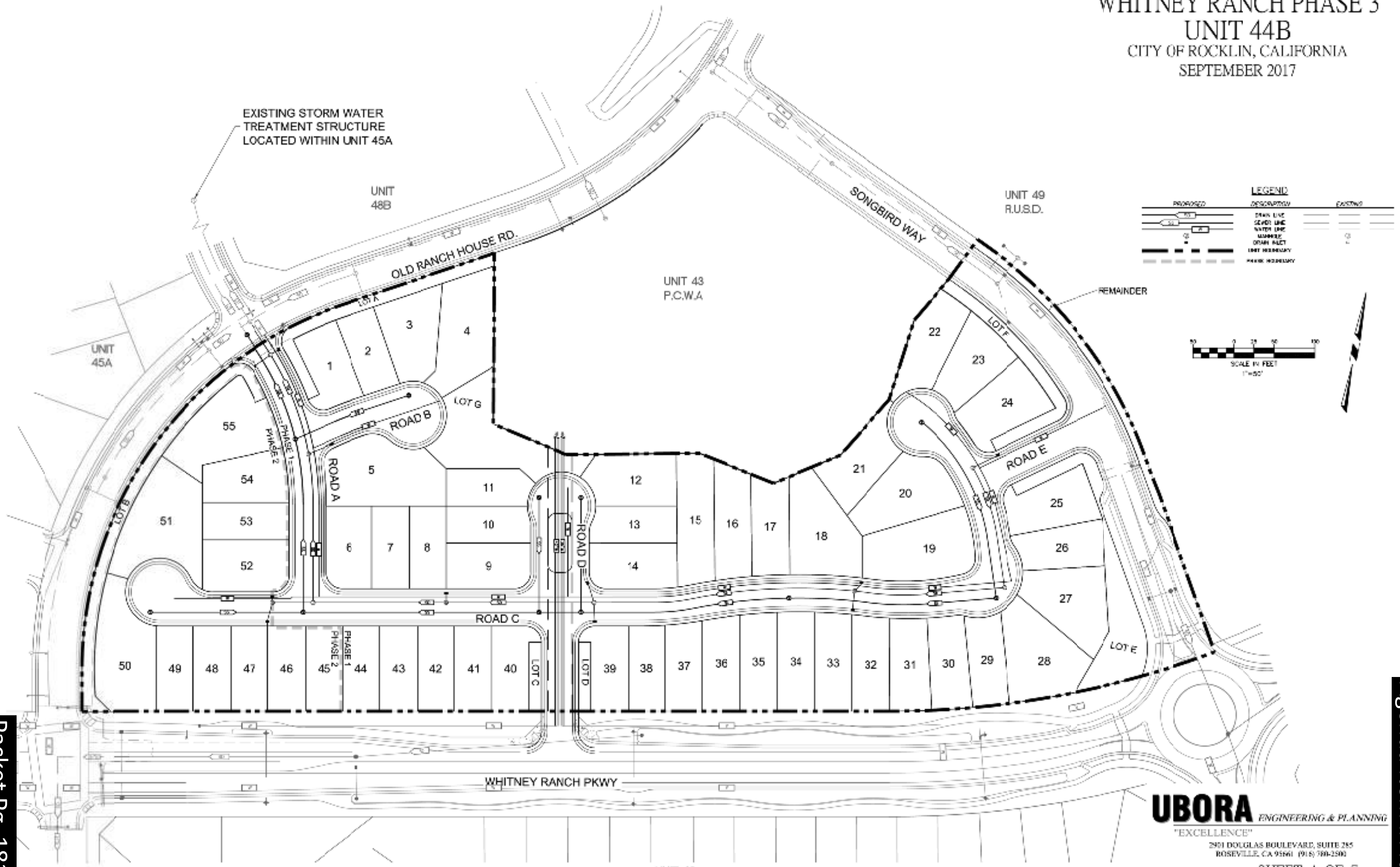
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Agenda Item #7.c.

PRELIMINARY UTILITY PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017

EXISTING STORM WATER  
 TREATMENT STRUCTURE  
 LOCATED WITHIN UNIT 45A

PROPOSED	DESCRIPTION	EXISTING
	RAIN LINE	
	SEWER LINE	
	WATER LINE	
	MANHOLE	
	STORM INLET	
	UNIT BOUNDARY	
	PHASE BOUNDARY	



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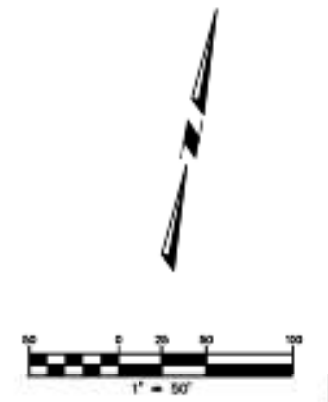
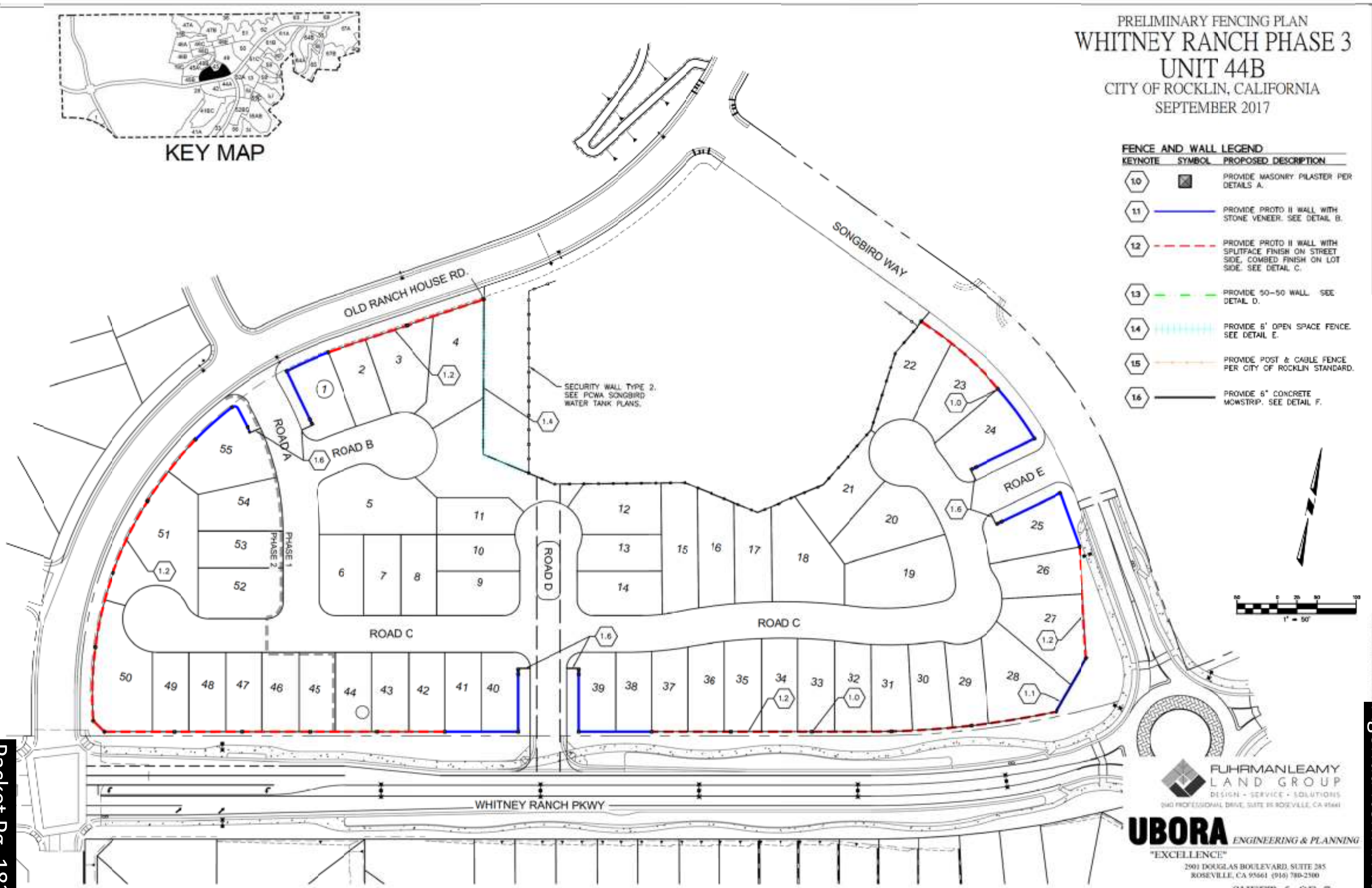
PRELIMINARY FENCING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



KEY MAP

**FENCE AND WALL LEGEND**

KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
10		PROVIDE MASONRY PILASTER PER DETAILS A.
11		PROVIDE PROTO II WALL WITH STONE VENEER. SEE DETAIL B.
12		PROVIDE PROTO II WALL WITH SPLITFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
13		PROVIDE 50-50 WALL. SEE DETAIL D.
14		PROVIDE 5' OPEN SPACE FENCE. SEE DETAIL E.
15		PROVIDE POST & CABLE FENCE PER CITY OF ROCKLIN STANDARD.
16		PROVIDE 6" CONCRETE MOWSTRIP. SEE DETAIL F.



**FUHRMANLEAMY**  
**LAND GROUP**  
 DESIGN • SERVICE • SOLUTIONS  
 540 PROFESSIONAL DRIVE, SUITE 200 ROSEVILLE, CA 95661

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

SHEET 5 OF 7

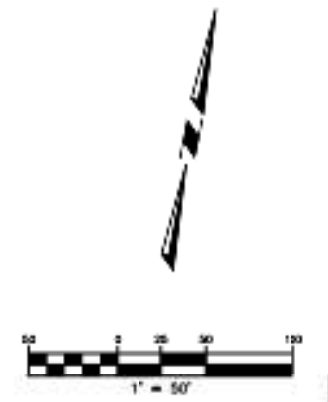
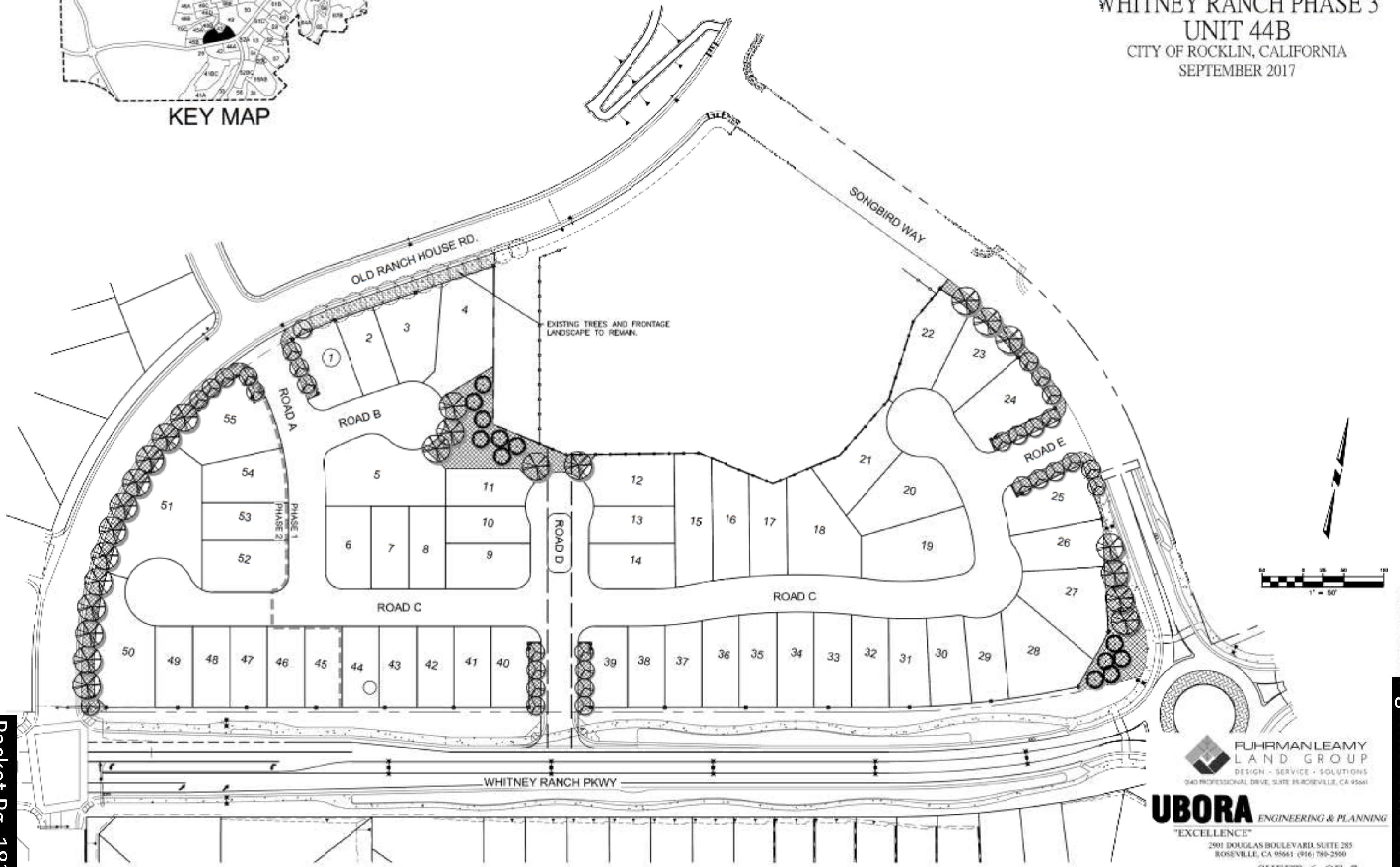
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Agenda Item #7.c.

PRELIMINARY PLANTING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



KEY MAP



**FUHRMANLEAMY**  
**LAND GROUP**  
 DESIGN - SERVICE - SOLUTIONS  
 940 PROFESSIONAL DRIVE, SUITE 85 ROSEVILLE, CA 95661

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"

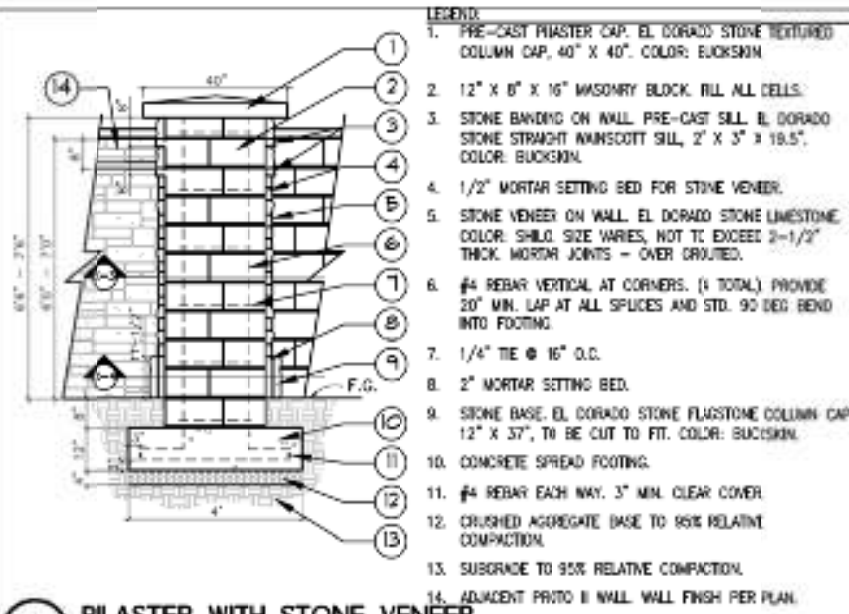
2901 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

SHEET 6 OF 7

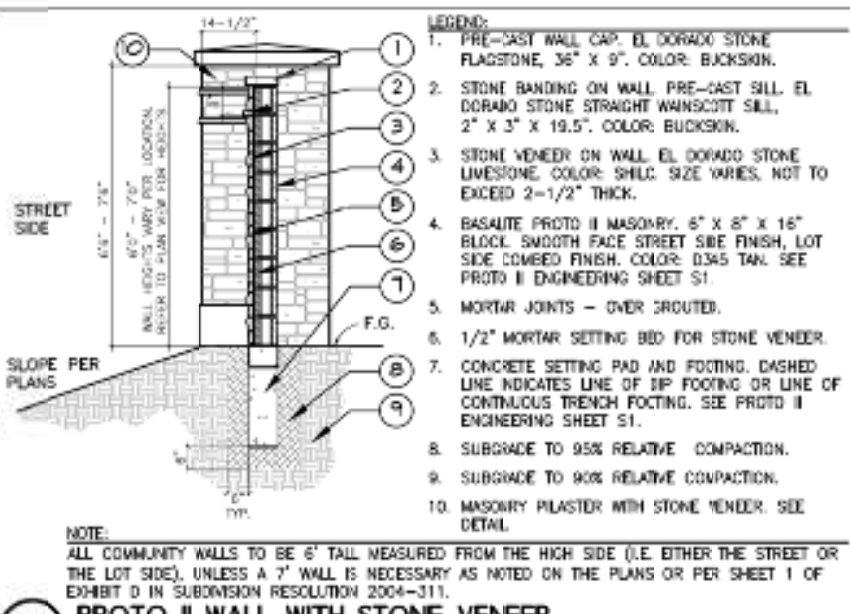
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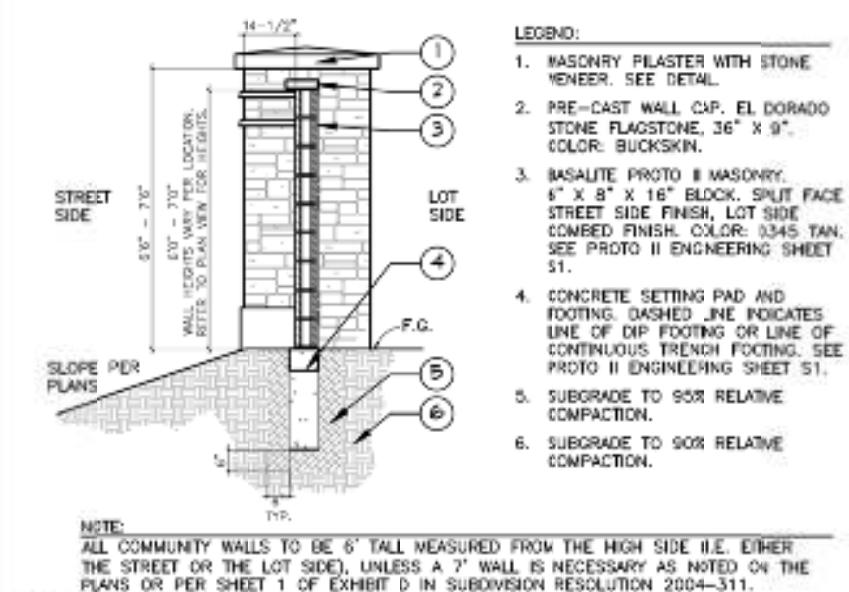
LEGEND AND DETAILS  
**WHITNEY RANCH PHASE 3**  
**UNIT 44B**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



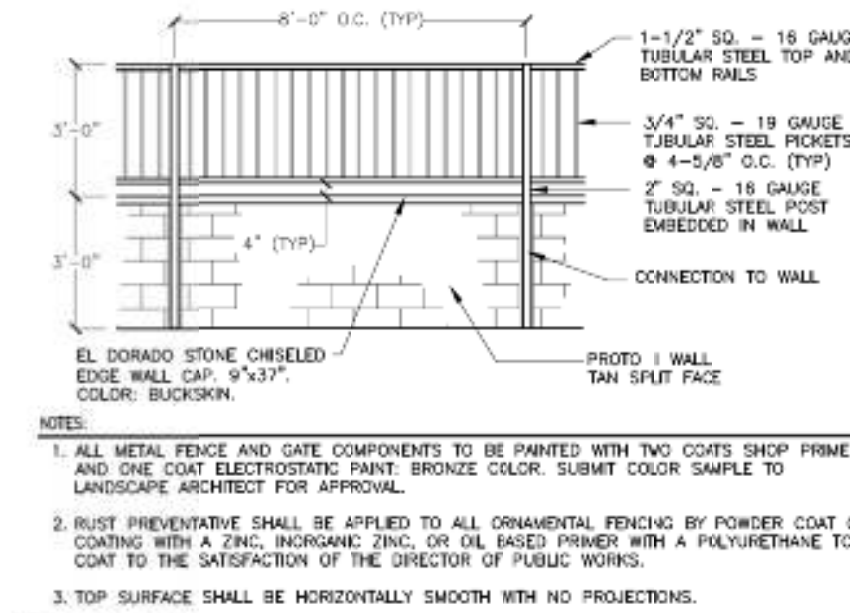
**A PILASTER WITH STONE VENEER**  
 SCALE: 1/2" = 1' - 0"



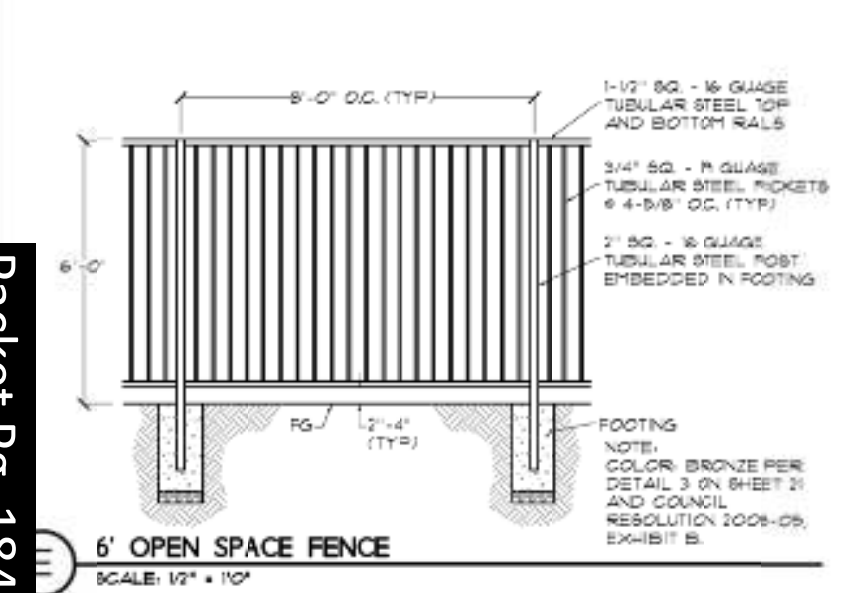
**B PROTO II WALL WITH STONE VENEER**  
 SCALE: 1/2" = 1' - 0"



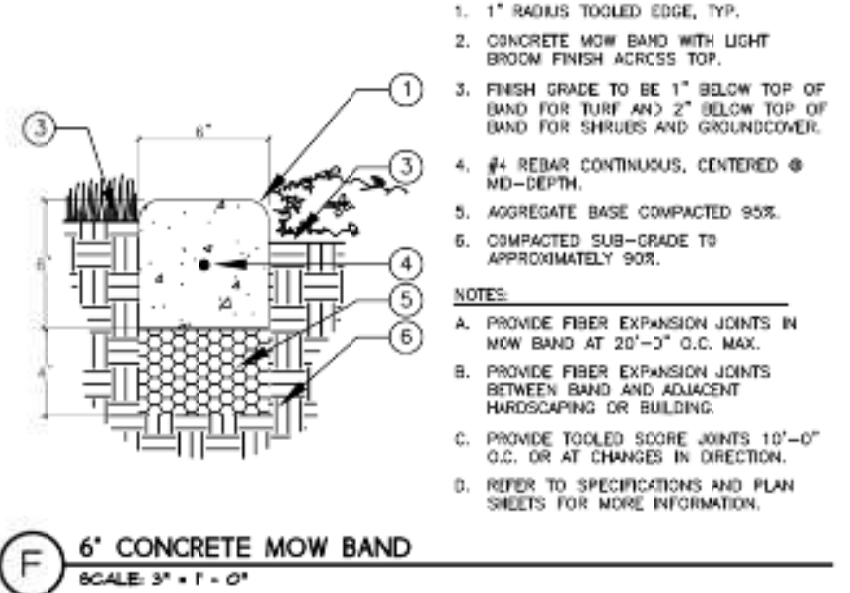
**C PROTO II WALL**  
 SCALE: 1/2" = 1' - 0"



**D 3' OPEN SPACE FENCE (ON PROTO II WALL) DETAIL**  
 SCALE: 1/2" = 1' - 0"



**E 6' OPEN SPACE FENCE**  
 SCALE: 1/2" = 1' - 0"



**F 6' CONCRETE MOW BAND**  
 SCALE: 3/4" = 1' - 0"

**PRELIMINARY PLANT MATERIAL LIST AND LEGEND**

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE
<b>STREET TREES</b>				
	PISTACIA CHINENSIS 'VEITH DAVID' CHINESE PISTACHE	15 0	40'H x 15'W	LOW
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	15 0	40'H x 10'W	MED
	TILIA CORDATA 'GREENSPICE' LITTLE-LEAF LINDEN	15 0	35'H x 15'W	MED
	LEMNUS PAUCIFLORUS 'TRUE GREEN' TRUE GREEN CHINESE EVERGREEN ELM	15 0	50'H x 10'W	MED
	LIQUIDAMBAR STYRACIFLUA FLAME TREE	15 0	60'H x 15'W	MED
	QUERCUS WISLIZENI INTERIOR LIVE OAK	15 0	40'H x 40'	LOW
<b>SUBORDINATE TREES</b>				
	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE	15 0	40'H x 10'W	MED
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 0	15'H x 12'W	LOW
	LAGERSTROEMIA SPP. CRAPPE MYRTLE	15 0	15'H x 15'W MULTI-TRUNK	LOW
<b>SCREEN TREES</b>				
	CEDRUS DEODARA DEODAR CEDAR	15 0	50'H x 25'W	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 0	25'H x 10'W	LOW
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	BACKGROUND / SCREEN SHRUBS - EVERGREEN LARGE SHRUBS TO 6'-8' USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'EXONIIFOLIA' GLOSSY ABELIA	5 0	MED	5'H x 5'W
	ARCTOSTAPHYLOS U. 'HONARD MCANN' HONARD MCANN MANZANITA	5 0	LOW	5'H x 5'W
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPBUSH	5 0	LOW	8'H x 6'W
	LEUCOSIPHUM FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER	5 0	LOW	5'H x 5'W
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 0	LOW	3'H x 4'W
	DIETES BICOLOR FOURTH NIGHT LILY	1 0	LOW	1.5'H x 3'W
	BRUNFELSIA INDICA 'ACK DAWNS' ACK HAWTHORN	5 0	LOW	4'H x 4'W
	SALVIA GREGGII 'WILD THING' PINK SALVIA	5 0	LOW	3'H x 3'W
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 0	LOW	2'H x 5'W
	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCKROSE	1 0	LOW	2'H x 4'W
	HEMEROCALLIS SP. EVERGREEN DAYLILY	1 0	MED	18'H x 18'W
	ROSA X 'NOAH' RED FLOWER CARPET ROSE	1 0	MED	2'H x 3'W
	VINES/ESPALIER MATERIAL - EVERGREEN VINE WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	POUS PUMILA CREEPING PG	5 0	MED	EVERGREEN-PLANT AT BASE OF WALL
BOULDERS AND ROCK				
SYMBOL	TYPE	APPROXIMATE SIZE	QUANTITY	DEPTH
	FIELD STONE	30" DIAMETER		BURIED A MIN. OF 1/3 OF THE OVERALL BOULDER HEIGHT
	FIELD STONE	24" DIAMETER		
	FIELD STONE	18" DIAMETER		
FIELD STONE BOULDERS MAY BE FROM THE WHITNEY RANCH SITE				

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Agenda Item #7.c.

**FUHRMANLEAMY LAND GROUP**  
 DESIGN - SERVICE - SOLUTIONS  
 540 PROFESSIONAL DRIVE, SUITE 25 ROSEVILLE, CA 95661

**UBORA ENGINEERING & PLANNING**  
 "EXCELLENCE"  
 2501 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2300

SHEET 7 OF 7



TENTATIVE SUBDIVISION MAP  
**WHITNEY RANCH PHASE 3**  
**UNIT 55C**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017

**PROJECT INFORMATION**

APN	017-162-018
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL
EXISTING/PROPOSED ZONING	REG. FACILITY/PO6
EXISTING/PROPOSED GEN. PLAN	FORMDR
EXISTING PARCEL	DESIGNATED REWINDER, DO MARS 72

**PROPOSED USES**

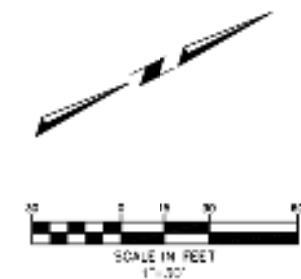
PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	5	1.08AC	4.0 DU/AC
OPEN SPACE LOTS	A	1.17AC	
<b>TOTALS</b>		<b>2.26AC</b>	

**PROPOSED LOT SIZES**

MAXIMUM LOT SIZE	8,870 sq.ft.
AVERAGE LOT SIZE	8,030 sq.ft.
MINIMUM LOT SIZE	5,120 sq.ft.

**LEGEND**

	UNIT BOUNDARY
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	PROPOSED EASEMENT



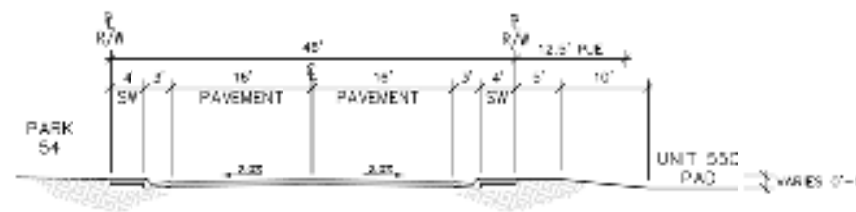
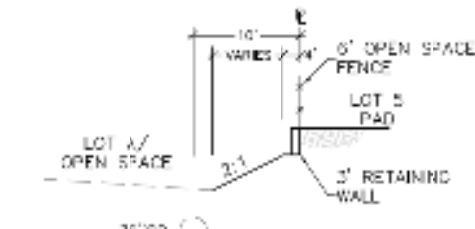
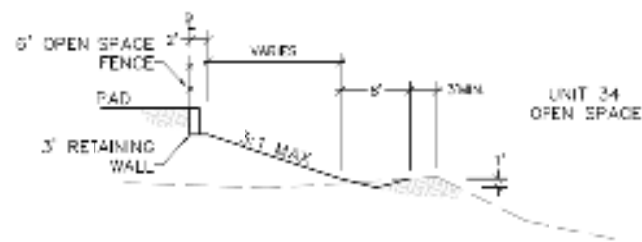
**KEY MAP**

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Agenda Item #7.c.

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 2801 DOUGLAS BOULEVARE, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500  
**SHEET 1 OF 5**

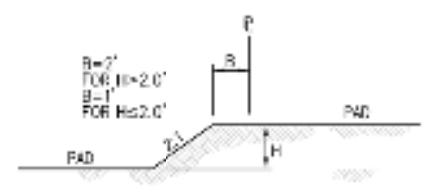
PRELIMINARY GRADING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 55C**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



**A** SWALE  
 NOT TO SCALE

**B** LOT 5 / OPEN SPACE EDGE  
 NOT TO SCALE

**C** 48' RW RESIDENTIAL STREET  
 NOT TO SCALE

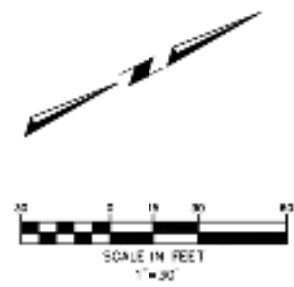
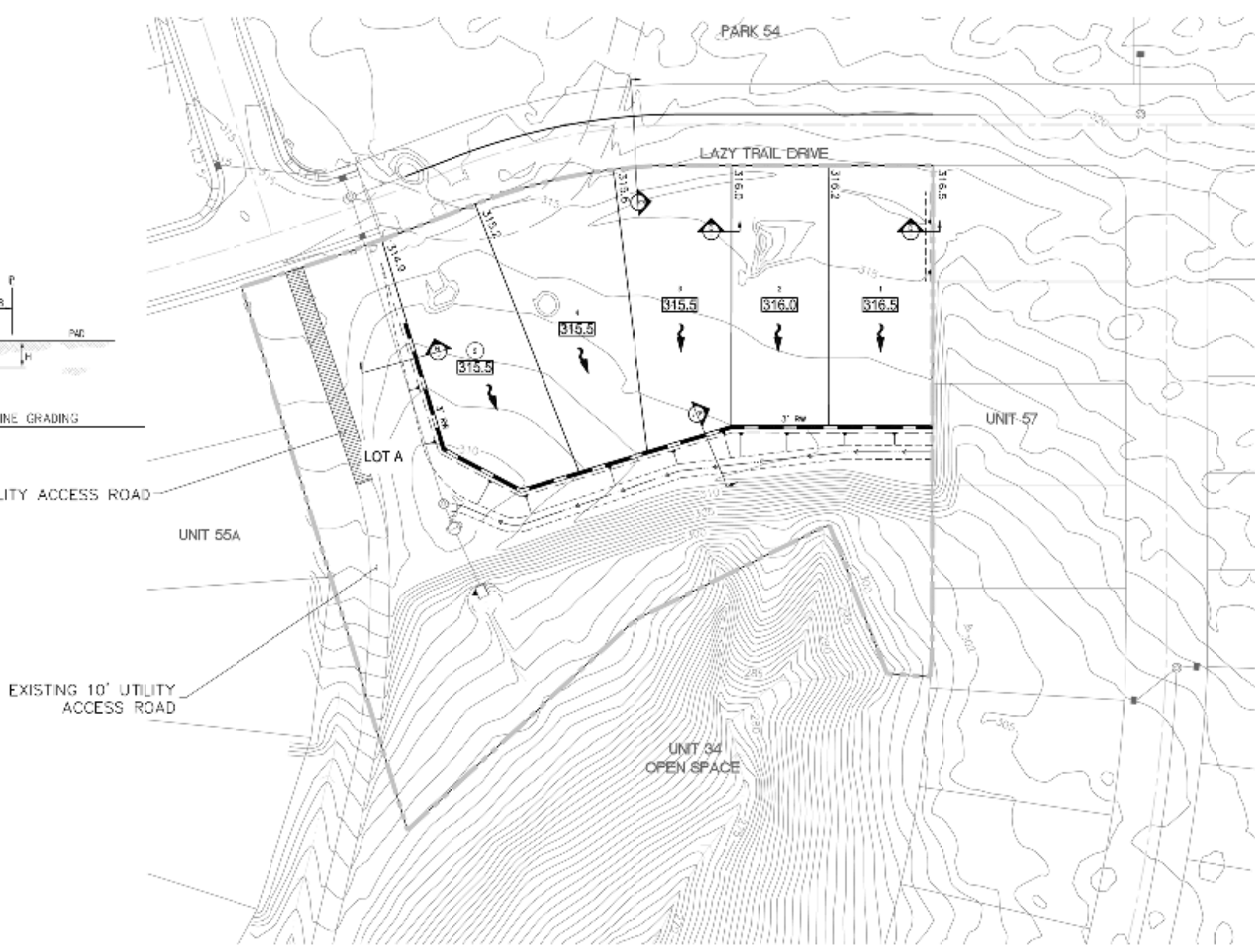


**D** INTERIOR PROPERTY LINE GRADING  
 NOT TO SCALE

**LEGEND**

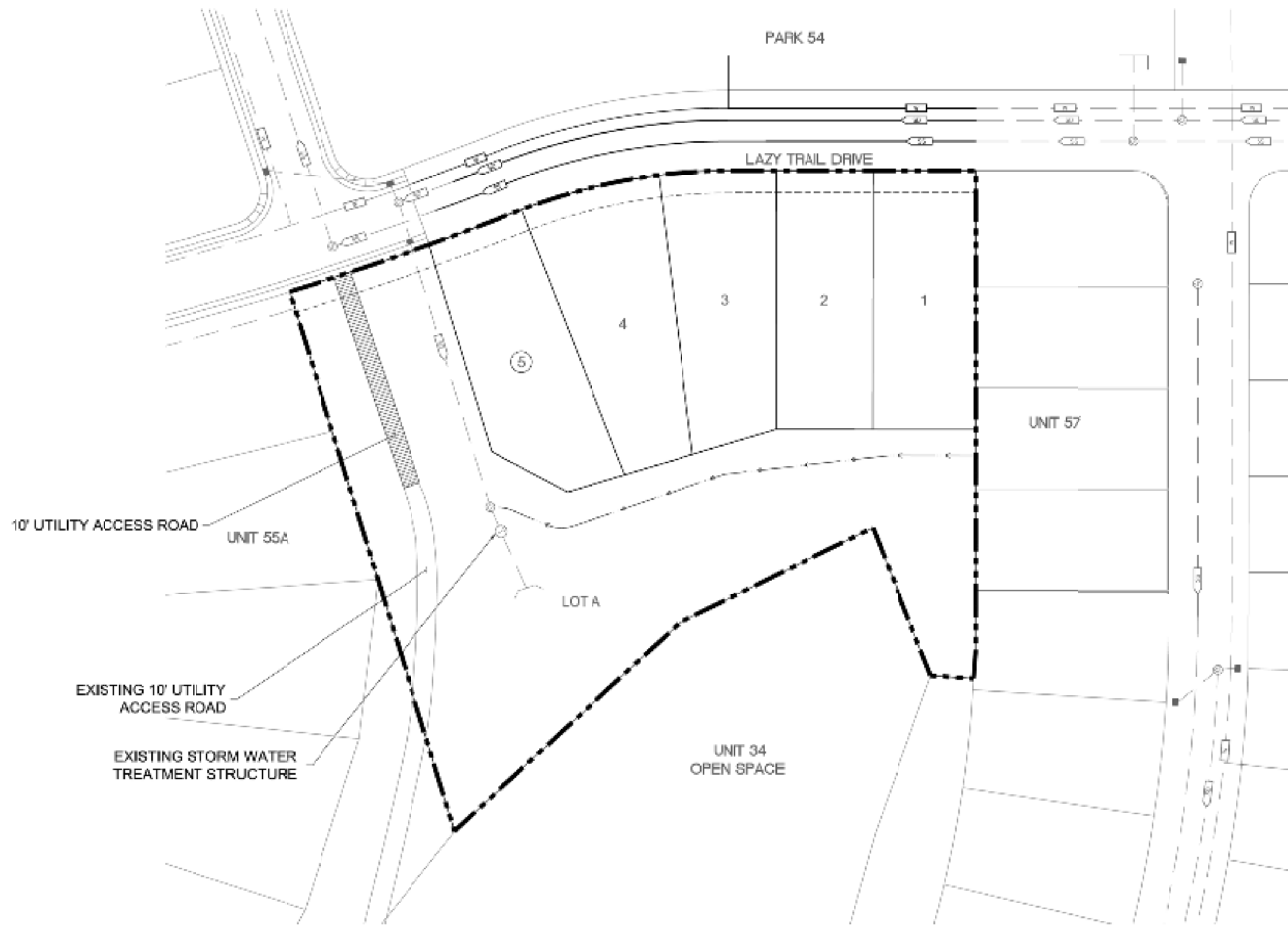
	RIGHT-OF-WAY LOT LINE
	1' CONTOUR
	5' CONTOUR
	TOP OF SLOPE
	TOE OF SLOPE
	PROPOSED GRADE ELEVATION
	LOT NUMBER & PAD ELEVATION
	PROPOSED RETAINING WALL
	UNIT BOUNDARY
	DETAIL OF GRADING SECTION & DETAIL

- NOTES**
- RETAINING WALLS SHOWN ARE CONCEPTUAL AND MAY NOT BE COMPREHENSIVE. ADDITIONAL WALLS MAY BE ADDED AS NECESSARY AT THE TIME CONSTRUCTION IMPROVEMENTS ARE DESIGNED.
  - ESTIMATED EARTHWORK = 4,000 C.Y.

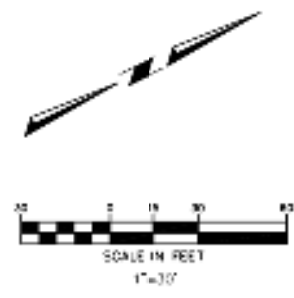


**UBORA** ENGINEERING & PLANNING  
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 ROSEVILLE, CA 95661 (916) 780-2500  
 SHEET 2 OF 5

PRELIMINARY UTILITY PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 55C**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



PROPOSED	DESCRIPTION	EXISTING
	WATER LINE	
	SEWER LINE	
	STORM LINE	
	MANHOLE	
	DRAIN INLET	
	UNIT BOUNDARY	

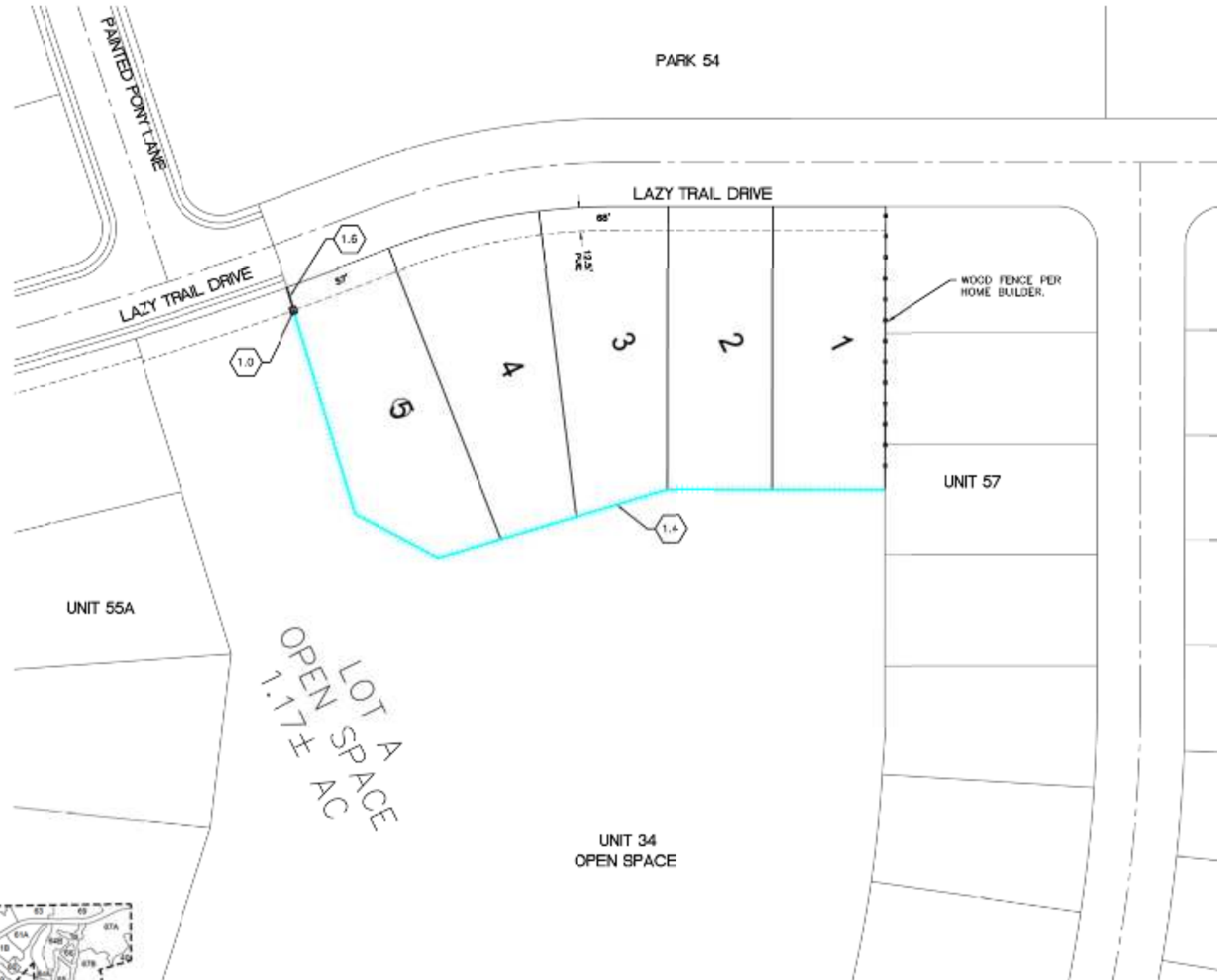


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 "EXCELLENCE"  
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 ROSEVILLE, CA 95661 (916) 780-2500  
 SHEET 3 OF 5

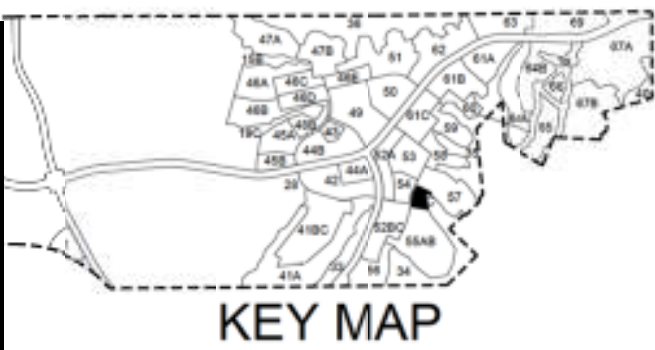
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Agenda Item #7.c.

TENTATIVE FENCING PLAN  
**WHITNEY RANCH PHASE 3**  
**UNIT 55C**  
 CITY OF ROCKLIN, CALIFORNIA  
 SEPTEMBER 2017



FENCE AND WALL LEGEND		
KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
10		PROVIDE MASONRY PILASTER PER DETAILS A.
11		PROVIDE PROTO 8 WALL WITH STONE VENER. SEE DETAIL B.
12		PROVIDE PROTO 8 WALL WITH SPLIFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
13		PROVIDE 50-50 WALL SEE DETAIL D.
14		PROVIDE 6' OPEN SPACE FENCE. SEE DETAIL E.
15		PROVIDE POST & CABLE FENCE PER CITY OF ROCKLIN STANDARD.
16		PROVIDE 6" CONCRETE MOWSTRIP. SEE DETAIL F.



KEY MAP

Packet Pg. 188

Agenda Item #7.c.



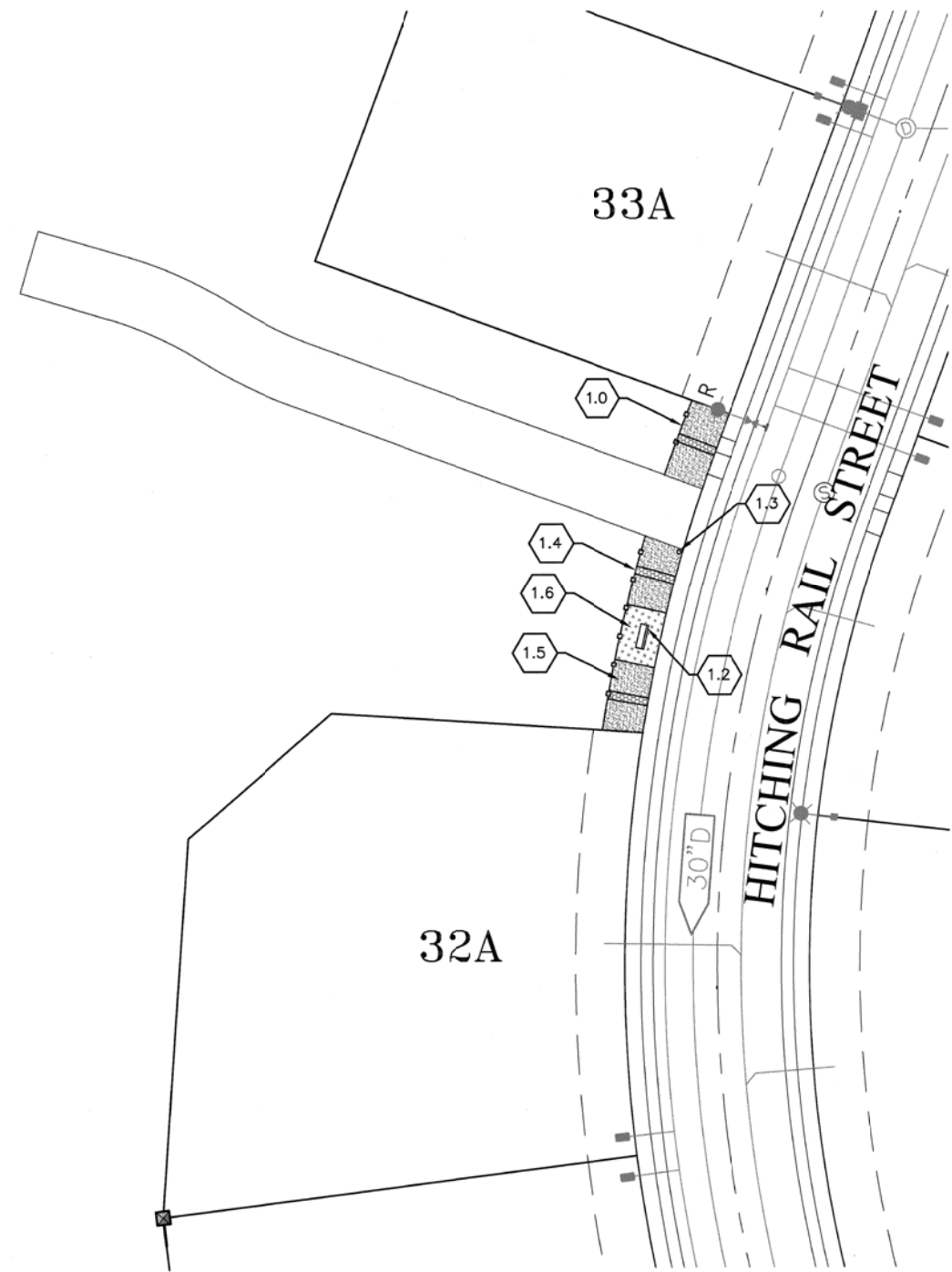
**FUHRMANLEAMY LAND GROUP**  
 DESIGN • SERVICE • SOLUTIONS  
 540 PROFESSIONAL DRIVE, SUITE 200 ROSEVILLE, CA 95661

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 2501 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

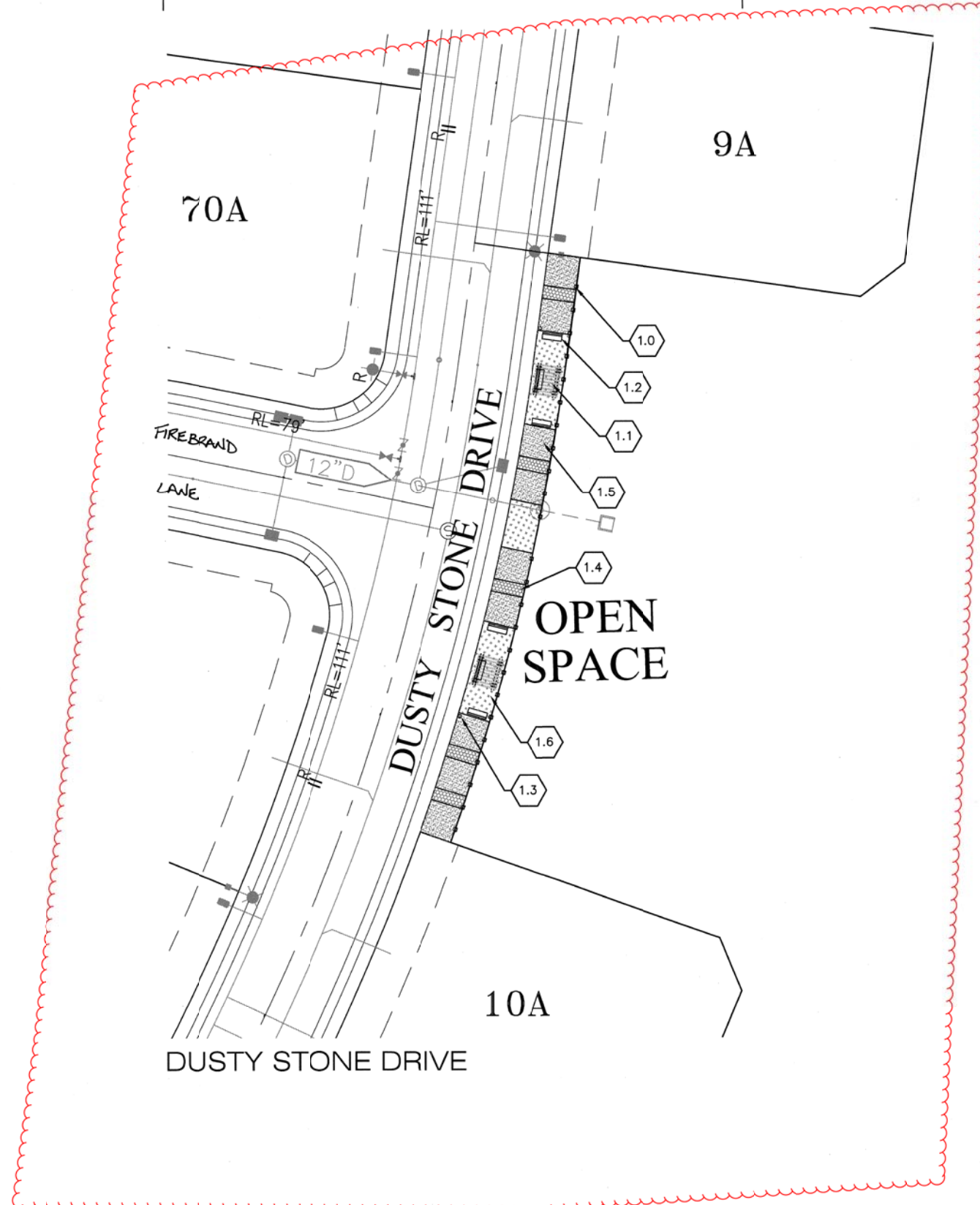
SHEET 4 OF 5



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HITCHING RAIL STREET

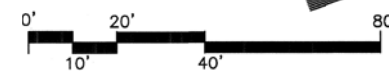


DUSTY STONE DRIVE

**AMENITY AREAS LEGEND**

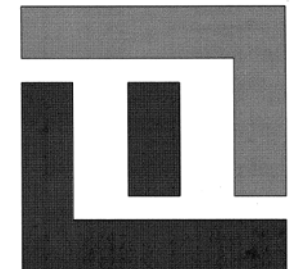
KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
1.0		PROVIDE 4' OPEN SPACE FENCE. SEE DETAIL H, SHEET LC-1.
1.1		PROVIDE SHADE ARBOR.
1.2		PROVIDE 6' METAL BENCH WITH BACK.
1.3		PROVIDE DOG WASTE STATION.
1.4		PROVIDE 2'-4" COBBLE.
1.5		PROVIDE DECOMPOSED GRANITE WITH STABILIZER.
1.6		PROVIDE PEDESTRIAN LOAD CONCRETE WITH MEDIUM BROOM FINISH.

SCALE: 1" = 20' - 0"



UNDERGROUND SERVICE ALERT  
 CALL TOLL FREE  
 1-800-227-2600  
 TWO WORKING DAYS BEFORE YOU DIG

**RECORD DRAWING**  
 ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED LANDSCAPE ARCHITECT. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN WHEN THE LANDSCAPE ARCHITECT IS ADVISED IN WRITING OF SUCH CHANGE. IT IS THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT PREPARING THESE PLANS TO INCLUDE ALL INFORMATION THAT DIFFERS FROM THE DRAWINGS ORIGINALLY APPROVED BY THE CITY OF ROCKLIN.  
 LANDSCAPE ARCHITECT \_\_\_\_\_ RLA # \_\_\_\_\_ DATE \_\_\_\_\_  
*KCL* 04/15



**FUHRMAN LEAMY LAND GROUP**  
 landscape architecture · urban design  
 parks & recreation · site & master planning  
 2140 PROFESSIONAL DRIVE, SUITE 115  
 ROSEVILLE, CALIFORNIA 95661  
 916.783.5263 www.FLLANDGROUP.COM

JOB NO. : UEP-15073

CONSULTANT  
 UBORA ENGINEERING  
 & PLANNING

PROJECT:

**WHITNEY RANCH  
 PHASE 2  
 UNIT 41**

ROCKLIN, CA  
 CLIENT:

SUNSET RANCHOS  
 INVESTORS, LLC.

REVISIONS	DATE
△	
△	
△	
△	
ISSUE	DATE
①	1ST SUBMITTAL 04.23.15
②	2ND SUBMITTAL 05.26.15
③	
④	
⑤	



DRAWN : KCL  
 CHECKED : KCL  
 SCALE : 1" = 20'

SHEET TITLE:  
**LANDSCAPE CONSTRUCTION PLAN**

SHEET  
**LC-6**

6 OF 24 SHEETS



City of Rocklin Economic and Community Development Department

---

**Planning Commission  
Staff Report**

**STANFORD PLAZA PHASE 1C  
DESIGN REVIEW, DR2017-0009  
TENTATIVE PARCEL MAP, DL2017-0006**

**October 17, 2017**

---

**Recommendation**

Subject to the recommended conditions of approval, staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Stanford Plaza Phase 1C / DR2017-0009 and DL2017-0006)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Stanford Plaza Phase 1C / DR2017-0009)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (Stanford Plaza Phase 1C / DL2017-0006)

**Proposal**

This application is a request for approval of a Tentative Parcel Map (DL2017-0009) to divide a vacant 1.79-acre site within the Stanford Plaza retail development into two lots (Parcel 1 = 0.75 acres; and Parcel 2 = 1.04 acres) and a Design Review (DR2017-0009) to construct two buildings and associated parking lot and landscaping.

Planning Commission Staff Report  
Stanford Plaza Phase 1C  
October 17, 2017  
Page 2

### **Location**

The subject property is located on the southwest corner of Sunset Boulevard and Pebble Creek Drive. The Assessor Parcel Number (APN) is 364-090-019. See **Figure 1**.

**Figure 1. Project Location**



### **Owner/ Applicant**

The applicant is Borges Architectural Group. The property owner is Eureka Development Co.

### **Site Characteristics**

The project site is a part of the larger Stanford Plaza Shopping Center, approved by the Planning Commission in April 2005. The rest of the center, located to the south of the project site, was constructed shortly after approval. The project site is bounded by Sunset Boulevard on the east, Coppervale Drive on the west, and an extension of Pebble



Creek Drive (identified as Copper Court on some maps) on the north. The site has been rough graded and is generally flat with no significant vegetation remaining. See **Table 1** for surrounding uses.

**Table 1. Surrounding Uses**

	<b>Current Use</b>	<b>Current General Plan / Zoning</b>
Project Site	Vacant remainder of existing shopping center	Retail Commercial (RC) Planned Development Commercial (PD-C)
North	Coffee kiosk	Business Professional/Commercial/Light Industrial (BP/COMM/LI) Planned Development Light Industrial/Business Professional/Commercial / (PD-LI/BP/COM)
South	Existing Shopping Center	Retail Commercial (RC) Planned Development Commercial (PD-C)
East	Existing Shopping Center	Retail Commercial (RC) Planned Development Commercial (PD-C)
West	Single-Family Residential	Medium High Density Residential (MHDR) Planned Development Residential 9/ac (PD-9)

**Background**

The project site is located within the boundaries of the Sunset West General Development Plan, which was approved by the City Council in 1996. The property was created as result of the concurrent large lot tentative subdivision map for the Sunset West area.

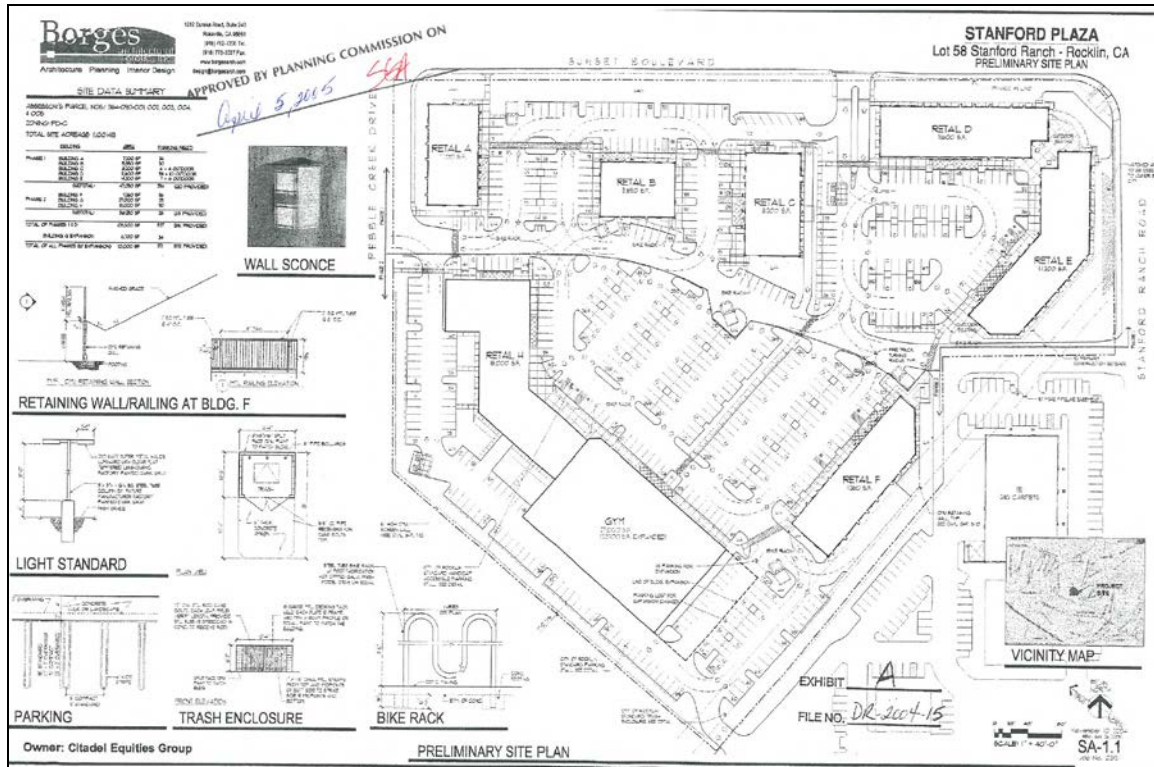
The original subdivision (Sunset West Lot 58) was approved on April 5, 2005. The project was a Design Review (DR-2004-15), Use Permit (U-2004-11) and Tentative Parcel Map (DL-2004-12) to allow the construction and operation of a shopping center consisting of eight buildings totaling approximately 110,000 square feet of building area, associated parking, landscaping, and signage, and to allow the division of five existing lots into eight lots on approximately 11 acres. See **Figure 2**.

Since the original approval, three of the buildings have been constructed on approximately 3.7 acres in the southern portion of the site, at the intersection of Sunset

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 Stanford Plaza Phase 1C  
 October 17, 2017  
 Page 4

Boulevard and Stanford Ranch Road. Photos of the existing building have been included as **Attachment 1**.

**Figure 2. Approved Sunset West Lot 58 (Stanford Plaza)**



In 2008, a Design Review (DR-2004-15A) was approved to modify the original approval to allow construction of an approximately 14,000 square foot neighborhood market building (Fresh and Easy) in a portion of the property previously approved for two commercial buildings. The market was never constructed and the entitlements have since expired. This project proposes to construct two buildings within this 1.79-acre area.

The 5.5-acre remainder of the originally-approved project, located to the west of the developed shopping center, was also modified in 2015. The Sunset at Stanford Ranch Subdivision (SD2014-0004) was approved for the development of a single-family residential development of 47 lots on this portion of the site. This subdivision is currently under construction.

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

The project site is designated as Retail Commercial (RC) on the General Plan. The site is located within the Sunset West General Development Plan, and is zoned and Planned Development Commercial (PD-C). These designations are designed to implement the city's general plan policies of providing land designated for retail stores, professional offices, supportive commercial uses and the like for the convenience of the public and in mutually beneficial relationships to each other. The proposed project would allow for the construction of two commercial buildings. Staff has analyzed the proposed project and finds that it is consistent with the Rocklin General Plan, the Sunset West General Development Plan, and the provisions of the Rocklin Municipal Code.

### **Tentative Parcel Map**

The project proposes to subdivide the 1.79-acre property into two lots. Parcel 1 would be 0.75 acres and Parcel 2 would be 1.04 acres. The proposed lot sizes are consistent with the Sunset West General Development Plan and with surrounding properties within the center, as well as all other applicable requirements.

### **Design Review**

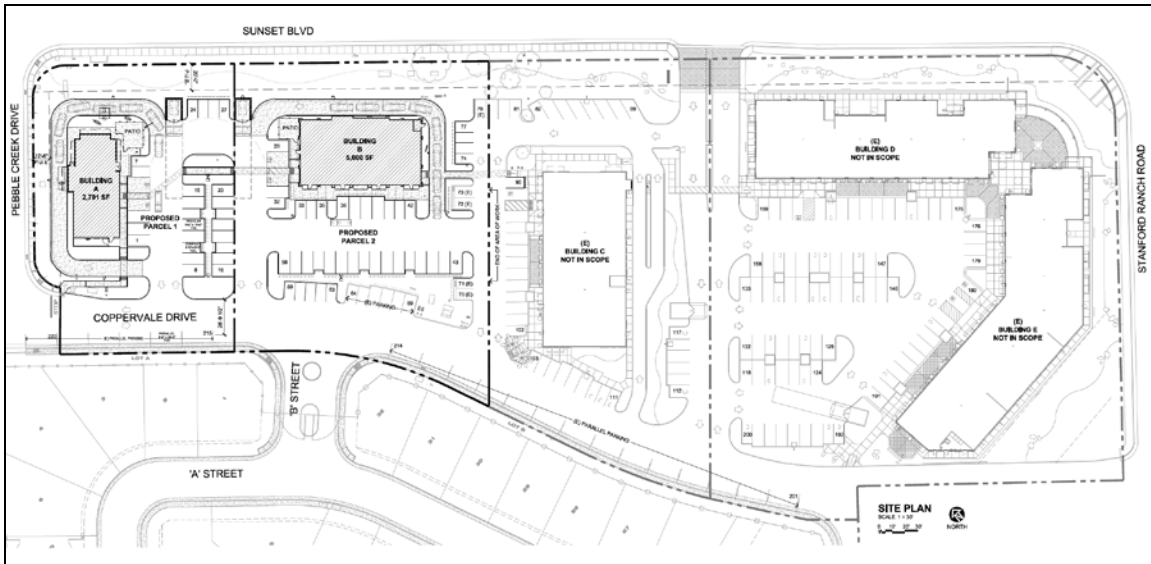
#### *General Site Layout*

The project site is comprised of a single parcel that forms a roughly rectangular site. The proposed site layout integrates seamlessly with the layout of the constructed portions of the shopping center. Through the shopping center, the project site has access to Pebble Creek Drive, Sunset Boulevard, and Stanford Ranch Road. See **Figure 3** for the proposed site layout.

Reciprocal access and parking easements between the constituent parcels were required as part of the original project to ensure the shopping center functions properly. A condition has been included in the draft resolution for approval of the Tentative Map to ensure that reciprocal access and parking easements are recorded over and between each of the parcels comprising the subdivision and to the other parcels within the shopping center prior to or concurrent with the recording of the final map.

Both proposed buildings feature drive-thru aisles which would allow stacking of eight vehicles. These aisles have been reviewed to ensure that they can adequately meet the required turn movements within the shopping center, as well as any other applicable codes or regulations. It has been determined that both drive-thru lanes are consistent with City standards.

Figure 3. Proposed Site Layout



*Project Architecture*

The project site is not located within one of the City’s adopted Architectural Districts, and is therefore subject only to the architectural requirements of the Citywide Design Review Guidelines and the Municipal Code.

The project plans provide for the construction of two commercial buildings. Building A, to be located on proposed Parcel 1, would be a 2,791 square foot drive-thru restaurant. It has tentatively been identified by the applicant as a Popeye’s Louisiana Chicken. Building B, to be located on proposed Parcel 2, would be a 5,000 square foot retail building with a drive-thru end cap. No tenant has been identified for this building.

The architectural design of both buildings is intended to complement and blend with that of the rest of the development to create an attractive and upscale shopping center. The buildings would both utilize a cream base color, with an off white trim. In addition, the buildings would utilize green, red, and orange accent colors, which would be similar to the color palettes used on the existing buildings within the center.

Both proposed buildings would feature parapet walls with varied roof heights. Building A includes a dark green decorative metal railing, which would provide articulation to the upper portion of the northwest elevation and also serve as the canopy above the drive-thru window. Along this same elevation, as well as on the reverse elevation, vinyl shutters, painted with the same dark green, would be added to break the plain of the wall. The building also would feature a stone veneer wainscoting at the base of the building.

*Planning Commission Staff Report  
Stanford Plaza Phase 1C  
October 17, 2017  
Page 7*

Building B would feature a decorative tile band, consistent with other buildings within the shopping center. It also features columns projecting out from the store front, awnings, stone veneer wainscoting, and other features which are designed to add architectural interest to the building.

Given that the proposed structures generally utilize the same architectural style, materials, and general color scheme as the other buildings in the shopping center, staff believes that the project will blend with and enhance the shopping center project.

#### *Traffic/Circulation*

The proposed project will not result in any significant changes to the on or off site traffic circulation beyond those anticipated by the shopping center approvals in 2005. No changes, improvements, or modifications to the existing street improvements and / or the approved on site circulation system are needed or required as a part of this project.

#### *Parking*

As discussed previously, reciprocal access and parking easements between the constituent parcels are required to ensure the shopping center functions properly. Therefore, parking demands and inventory shall be discussed cumulatively, rather than only for the two proposed buildings.

Within the shopping center, there are three existing buildings, which total approximately 33,530 square feet of floor area. Based on the Municipal Code parking requirements of 5 spaces per 1,000 square feet, the existing buildings require 168 parking spaces. The proposed project would add two buildings which total approximately 7,800 square feet of floor area. Based on the parking ratio, this would require an additional 39 parking spaces. Therefore, the total required parking for the shopping center is 207 stalls.

The project would provide for a total of 220 stalls within the shopping center (149 regular, 64 compact, and 7 accessible stalls). This exceeds the parking requirement for the center by approximately 6%. Staff therefore supports the proposed parking plan for the project.

#### *Signage*

Project signage will be required to be consistent with the approved Uniform Sign Program for the Stanford Plaza Shopping Center. Any signage shown on the building elevations is included for locational and illustrative purposes only.

*Planning Commission Staff Report  
Stanford Plaza Phase 1C  
October 17, 2017  
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### *Landscaping*

Landscaping is proposed around the perimeter of the site, around the building, and interspersed throughout the parking lot. The landscape plan provides for the use of a variety of trees, shrubs and groundcovers, such as Eastern Redbud, Australian Willow, and Cape Myrtle trees, and should provide for an attractive appearance that blends well with the landscaping approved for the remainder of the Shopping Center site.

The applicant has proposed to place 15 container plantings around the entry and along Sunset Boulevard to further enhance the project's appearance. Staff has included conditions of approval to ensure that the container plantings provide for a mix of plant materials and are provided with automatic irrigation systems.

The parking lot is required to be shaded by tree planting at a distribution that achieves 50% shading of the paved area at maturity (15 years). Parking lot trees are required to be large canopy trees to maximize the amount of shade produced by the tree. The project has included shade calculations as part of its plan submittal, which states that the calculated total tree shade for the site would be 12,509 total square feet at maturity throughout the 22,841 square feet of paving area. This would provide a shade total of 55%, which exceeds City requirements by 5%. Based on the information described above, staff supports the proposed project landscaping.

### **Environmental Determination**

The development of two retail commercial buildings as described above is exempt pursuant to Class 32 of the CEQA Guidelines. Class 32 exemptions consist of projects characterized as in-fill development, which are consistent with the applicable general plan policies and zoning designation; occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. The project, as proposed, complies with all of these requirements and is therefore exempt. A Notice of Exemption has been prepared and is recommended for approval.

### **Attachments**

1. Photos – Existing Shopping Center

**ATTACHMENT 1 – Existing Shopping Center**







RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION  
(Stanford Plaza Phase 1C/ DR2017-0009 and DL2017-0006)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Stanford Plaza Phase 1C project (DR2017-0009 and DL2017-0006) (“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15332 – Infill Development Projects; and

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

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

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

Section 2. A Notice of Exemption is approved for the Project.

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

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2017, by the following call vote:

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

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**NOTICE OF EXEMPTION**

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

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

**Project Title:** Stanford Plaza Phase 1C/ DR2017-0009 and DL2017-0006

**Project Location - Specific:** The subject site is located on the southwest corner of Sunset Boulevard & Pebble Creek Drive. APN 364-090-019.

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

**Description of Nature, Purpose and Beneficiaries of Project:** The project will divide a vacant 1.79-acre site into two lots and construct two buildings and associated parking lot and landscaping. Building A would be a 3,600 square foot drive-through restaurant and Building B would be a 5,000 square foot retail building with a drive-through end cap.

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

**Name of Person or Agency Carrying Out Project:** The applicant is Borges Architectural Group, Attn: Rocelyn Pilar, 1478 Stone Point Drive, Ste. 350, Roseville, CA 95661, (916) 782-7200. The property owner is Eureka Development Company.

**Exempt Status (Check one)**

x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): 15332 Infill Development Projects.

**Reasons why the project is exempt:** The project involves constructing two buildings and associated parking lot and landscaping, as further described above. Class 32 exemptions consist of projects characterized as in-fill development meeting the conditions described below:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the zoning designation and regulations.**

**The project site is designated in the General Plan as Retail Commercial (RC). The purpose of the RC designation is to:**

- A. *To provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.*
- B. *To provide areas suitable for retail and service establishments intended to meet daily convenience needs of residential areas.*
- C. *To provide areas for highway traveler services and uses normally associated with travelers and vacationers.*

*The property's zoning is Planned Development Commercial (PD-C) which allows for commercial uses which implement the goals and policies contained within the General Plan for Retail Commercial development.*

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

*The project site is located within the city limits on a property that is currently 1.79 +/- gross acres in size. The site is substantially surrounded by urban uses, included but not limited to, retail commercial and residential development.*

**3. The project site has no value as habitat for endangered, rare or threatened species.**

*The site has been previously graded, is currently vacant and is mostly surrounded by other developed properties. No rare, endangered, or threatened species are known or suspected to exist on the project site. Most of the surrounding vicinity has been developed in an urban fashion. Given the above, the site is not considered to have any significant value as a habitat for any endangered, rare, or threatened species.*

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

*Approval of the project would allow new retail commercial development on the site. Adjacent land is mostly developed and existing infrastructure was sized and installed to accommodate such development. Traffic and air quality effects from the current use of this site are consistent with those that were anticipated in the City's General Plan EIR. Significant noise and water quality effects are not anticipated with the development of retail commercial buildings.*

**5. The site can be adequately served by all required utilities and public services.**

*The project site is located within an existing urbanized area where infrastructure was sized and installed to accommodate permitted uses in the area.*

The development of two retail commercial buildings as described above is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 32 of the CEQA Guidelines.

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

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

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

## PLANNING COMMISSION RESOLUTION PC-2017-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Stanford Plaza Phase 1C / DR2017-0009)

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

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

A. Design Review (DR2017-0009) approves the development of two retail commercial buildings totaling approximately 7,800 square feet, including site design, landscaping, and architecture, on an approximately 1.79-acre site; the remaining vacant property within a previously-entitled and mostly constructed Stanford Plaza Shopping Center. Assessor's Parcel Number 364-090-019.

B. A Notice of Exemption has been approved for this Project via Planning Resolution No. PC-2017-    .

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The dimensions, placement, and design of the signs are compatible with the existing shopping center, as well as the surrounding development and environment.

H. The landscaping design is compatible with existing shopping center and the surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the (Stanford Plaza Phase 1C / DR2017-0009) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit. The agency and/or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)

- b. The applicant shall install un-painted, split face CMU masonry trash enclosures with decorative masonry caps and solid metal gates, to the satisfaction of the Economic and Community Development Director. The locations and designs of the trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 16 feet (to accommodate two trash bins and a grease rendering container) and gates designed to clear adjacent curbing, to the satisfaction of Ecology Auburn Placer. (PLANNING, RECOLOGY AUBURN PLACER)
- c. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. It is anticipated the project will be required to annex into CFD #1. (FINANCE, BUILDING, PUBLIC SERVICES)

2. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and

in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:  
(ENGINEERING, PLANNING, PUBLIC SERVICES)

- a. A final Stormwater Control Plan and a detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - i) Stormwater Management
    - 1) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls, if any, or acceptable alternative to the satisfaction of the City Engineer and the Environmental Services Manager. All specified treatment systems and hydromodification controls shall be privately owned and maintained on a regular basis to ensure proper performance. (BUILDING, PUBLIC SERVICES)
    - 2) Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall

provide for the following: (ENGINEERING, CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

- i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system’s ability to function as required.
  - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
- 3) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - 4) Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - 5) Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
  - 6) The developer shall prepare a Storm Water Pollutant Protections Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project’s drainage improvement plans.
- ii) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the



contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. (ENGINEERING)

- iii) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

b. All on-site standard improvements, including but not limited to:

- i) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot and site lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
  - iii) To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
  - iv) Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by grading of the project site but not developed.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits in substantial conformance with Exhibit A. (ENGINEERING, PLANNING)
- d. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
- Recommendations for building pad and footing construction;
  - Use of soil stabilizers or other additives; and
  - Recommendations for surface drainage.
- e. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans):
- i) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to

the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- ii) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- iii) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- iv) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- x) All construction equipment shall be maintained in clean condition.
- xi) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii) All exposed surfaces shall be revegetated as quickly as feasible.
- xiii) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xiv) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- xv) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- xvi) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- xvii) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- xviii) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

- xix) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
  
- f. The following noise conditions shall be included in the notes on the face of the improvement plans: (ENGINEERING)
  - i) All “self-powered” construction equipment and stationary noise sources (e.g. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g. mufflers). (ENGINEERING, BUILDING)
  
  - i) Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (e.g. pumps, electrical generators, etc.) shall be located away from the existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
  
  - ii) All phases of project development shall be subject to the City of Rocklin Construction Noise 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, between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)
  
- g. The following cultural resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which

avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City’s Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). (ENVIRONMENTAL SERVICES, ENGINEERING)

5. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and Community Development. The landscape plans shall comply with the following requirements: (PLANNING)

i) The landscaping plan shall be prepared by a landscape architect and shall include:

1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the container size of plant materials, the size at maturity, and include a graphic symbol for each plant type:

Shrubs shall be a minimum of five (5) gallon and trees a minimum of fifteen (15) gallon and meet the minimum height specified by the American Standards for Nursery

Stock. Groundcover spacing shall be sufficient to achieve adequate cover upon establishment of the plants.

- 2) A section diagram of proposed tree staking.
- 3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
- 4) Documentation and verification that the proposed parking lot landscaping will achieve 50% shading at maturity (15 years from planting) or project plans shall be modified to provide for 1 parking lot shade tree to be located every 5 parking spaces, to the satisfaction of the Economic and Community Development Director.

- b. The parking lot lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted.
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

6. Landscaping Maintenance Agreement

- a. Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along Sunset Boulevard. The agreement shall stipulate that the City of Rocklin shall maintain the irrigation system and the property owner shall maintain all plant materials. The agreement shall also indemnify the City against claims arising from developer’s activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING / PUBLIC WORKS)

7. Architecture

- a. All wall-mounted mechanical equipment and conduit shall be color-matched to the adjacent building color to minimize its visibility, to the satisfaction of the Economic and Community Development Director. (PLANNING)

- b. The back or rear of any parapet wall that may be visible from an adjacent right-of-way or property shall be painted the same color as the front of the parapet wall to provide a more finished appearance. (PLANNING)
- c. The architecture of the buildings, including finishes and details, shall be in substantial conformance with Exhibit A. (PLANNING)

8. Lighting

The lighting design plan shall be approved by the Economic and Community Development Director for compliance with this condition. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties and to incorporate “dark sky” provisions. Cut-off decorative lighting fixtures, or equivalent, shall be used for parking lot and building mounted lighting and mounted such that all light is projected directly toward the ground.
- b. The photometric plan shall be reviewed and revised if needed to avoid “hot spots” under the parking lot lights and to eliminate light spill over the property lines that exceeds 0.1 foot candles.
- c. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light fixture itself.

9. Signs

Project signage shall be consistent with the approved Uniform Sign Program for the Stanford Plaza Shopping Center. Any signage shown on the building elevations is included for locational and illustrative purposes only. (PLANNING)

10. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof -mounted, shall be screened from view from all public rights-of-way and the design of the screening shall be in harmony with the architectural design of the building, to the satisfaction of the Economic and Community Development Director. (PLANNING)

11. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)



- b. Low nitrous oxide (NOx) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

12. Security

- a. Prior to building permit issuance, the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the names and telephone numbers of a responsible party to contact. (PLANNING, POLICE)
- b. Prior to occupancy of each building, the property owner shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the center, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

13. Phasing

If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Economic and Community Development Director. The Economic and Community Development Director may condition the phasing to ensure each phase shall function independently. Landscaping along the entire street frontage may be required for design continuity and consistency of plant growth. (PLANNING, BUILDING)

14. Special

- a. All conditions and provisions of Conditional Use Permit U-2004-11 approved for the Sunset West Lot 58 shopping center, of which this project is a portion, via Planning Commission Resolution No. PC-2005-43, are applicable to this project. This includes the delivery hour restrictions of Condition #4.a. (PLANNING)
- b. Prior to occupancy of either building, the striping on Coppervale Drive and Pebble Creek Drive shall be refreshed. (BUILDING, TRAFFIC, PLANNING)
- c. The project shall comply with the latest Caltrans RSP A88A Standard. (PUBLIC SERVICES)

16. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its

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

17. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent Tentative Parcel Map (DL2017-0006) has been approved. (PLANNING)

PASSED AND ADOPTED this        day of        , 2017, by the following roll call vote:

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

\_\_\_\_\_  
Chairman

ATTEST:

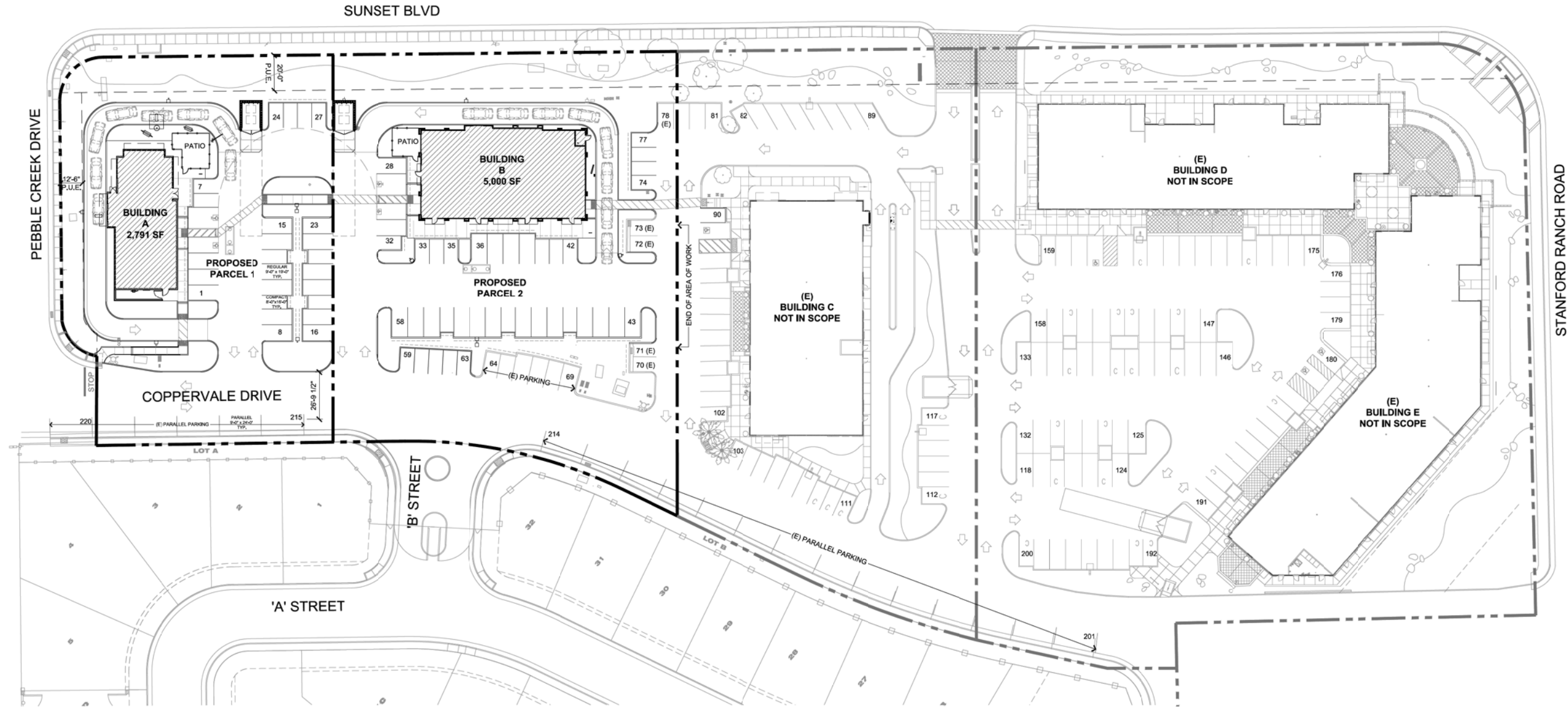
\_\_\_\_\_  
Secretary

EXHIBIT A

Stanford Plaza Phase 1C / DR2017-0009

# EXHIBIT A

DR2017-0009



**SITE PLAN**  
SCALE: 1" = 30'  
0 10' 20' 30'



### SHEET INDEX

A-001	COVER SHEET & SITE PLAN
A-002	ENLARGED SITE PLAN & DETAILS
A-003	ENLARGED SITE PHOTOMETRIC
A-101	FLOOR PLAN & ROOF PLAN - BUILDING A
A-102	FLOOR PLAN & ROOF PLAN - BUILDING B
A-201	EXTERIOR ELEVATIONS - BUILDING A
A-202	EXTERIOR ELEVATIONS - BUILDING B
A-301	SECTIONS - BUILDING A
A-302	SECTIONS - BUILDING B
C1.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.0	PRELIMINARY UTILITY PLAN
TM-1	TENTATIVE PARCEL MAP FOR STANFORD PLAZA
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY PLANT SCHEDULE, WATER USE & SHADE CALCS

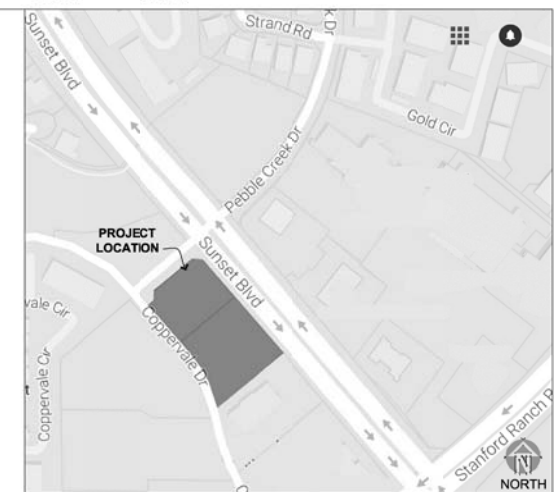
### PROJECT DATA

ACCESSORS PARCEL NUMBER:	364-090-001
ZONING:	PD-C
PARCEL AREA:	78,033 SF
PROPOSED PARCEL 1:	32,737 SF
PROPOSED PARCEL 2:	45,296 SF
OCCUPANCY GROUP:	M-RETAIL
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	YES
GROSS FLOOR AREA:	
BUILDING A:	2,791 SQ.FT. (362 SQ. FT. PATIO) (DRIVE-THRU RESTAURANT)
BUILDING B:	5,000 SQ.FT. (250 SQ. FT. PATIO) (+/- 3,000 SQ. FT. RETAIL & +/- 2,000 SQ. FT. DRIVE-THRU END CAP)
OWNER	CITADEL MANAGEMENT CO. 1508 EUREKA RD., #230 ROSEVILLE, CA 95661 MICHELLE MARDEN (916)791-6466 MICHELL@CITADEL-USA.COM
ARCHITECT	BORGES ARCHITECTURAL GROUP 1478 STONE POINT DR., STE. 350 ROSEVILLE, CA 95661 ROCELYN PILAR (916)782-7200 ROCELYN@BORGESARCH.COM

<b>VEHICLE PARKING SUMMARY</b>	
BUILDING A :	2,791 SQ.FT. (5:1,000 S.F.) = 14 STALLS
BUILDING B :	5,000 SQ.FT. (5:1,000 S.F.) = 25 STALLS
(E) BUILDING C :	8,660 SQ. FT. (5:1,000 S.F.) = 43 STALLS
(E) BUILDING D :	10,922 SQ.FT. (5:1,000 S.F.) = 55 STALLS
(E) BUILDING E :	13,946 SQ.FT. (5:1,000 S.F.) = 70 STALLS
PARKING REQUIRED:	207 STALLS
PARKING PROVIDED:	220 STALLS
(149 REGULAR STALLS, 64 COMPACT STALLS, 3 REGULAR ACC STALLS & 5 ACC. VAN STALLS)	
<b>BICYCLE PARKING SUMMARY</b>	
67 NEW PARKING SPACES ADDED X 5% = 4 BICYCLE PARKING SPACES REQ. 4 BICYCLE PARKING SPACES PROVIDED	

<b>CIVIL ENGINEER</b>	<b>LANDSCAPE ARCHITECT</b>
CARTWRIGHT ENGINEERS	SIERRA DESIGN GROUP
4180 DOUGLAS BLVD., STE. 200	5320 BARTON RD.
GRANITE BAY, CA 95746	LOOMIS, CA 95650
STEVE LAMB	DARYL MARTIN
(916)978-4001	(916)660-9022
STEVE@CARTWRIGHTENGINEERS.COM	DARYL-SDG@FASTKAT.COM

### VICINITY MAP



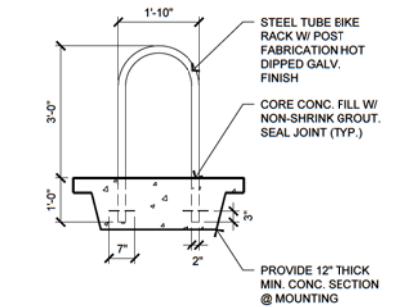
Packet Pg. 220

Agenda Item #8.b.

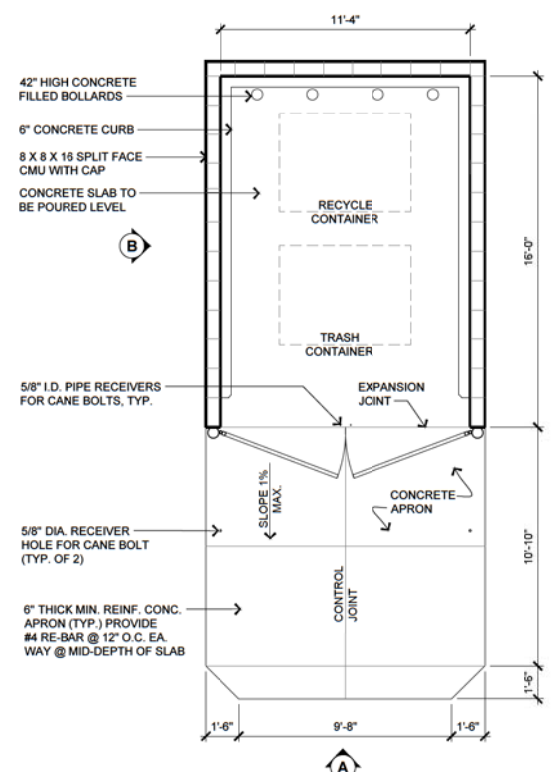
## STANFORD PLAZA COVER SHEET & SITE PLAN

A-001

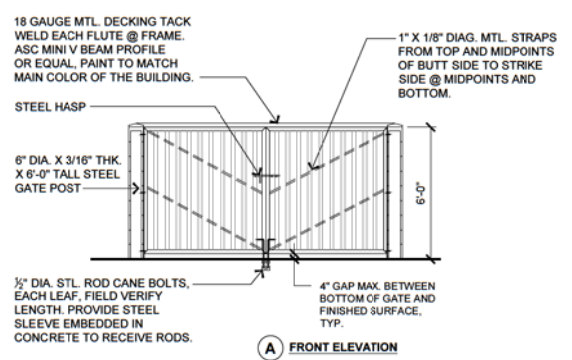




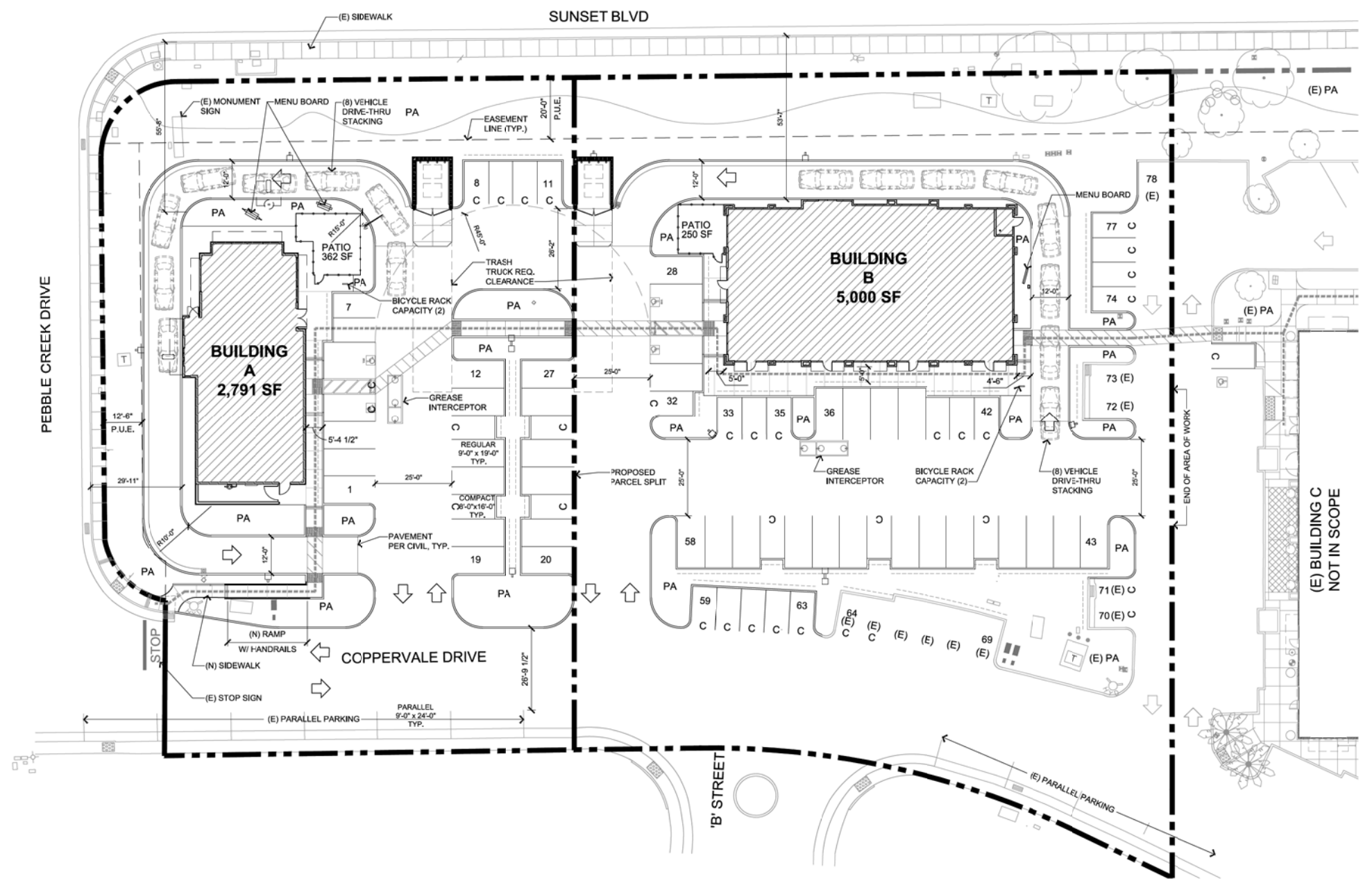
**BIKE RACK**  
SCALE: 1/2" = 1'-0"



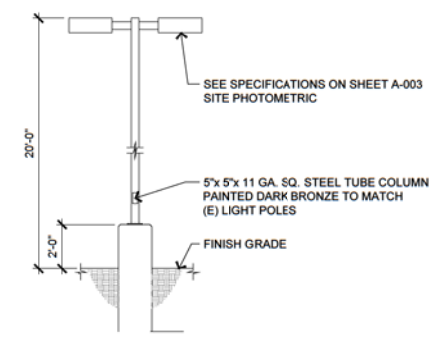
**TRASH ENCLOSURE PLAN**  
1/4" = 1'-0"



**TRASH ENCLOSURE ELEVATIONS**  
1/4" = 1'-0"



**SITE PLAN**  
SCALE: 1" = 20'  
0 5' 10' 20'  
NORTH



**STANDARD SITE LIGHT**  
1/4" = 1'-0"

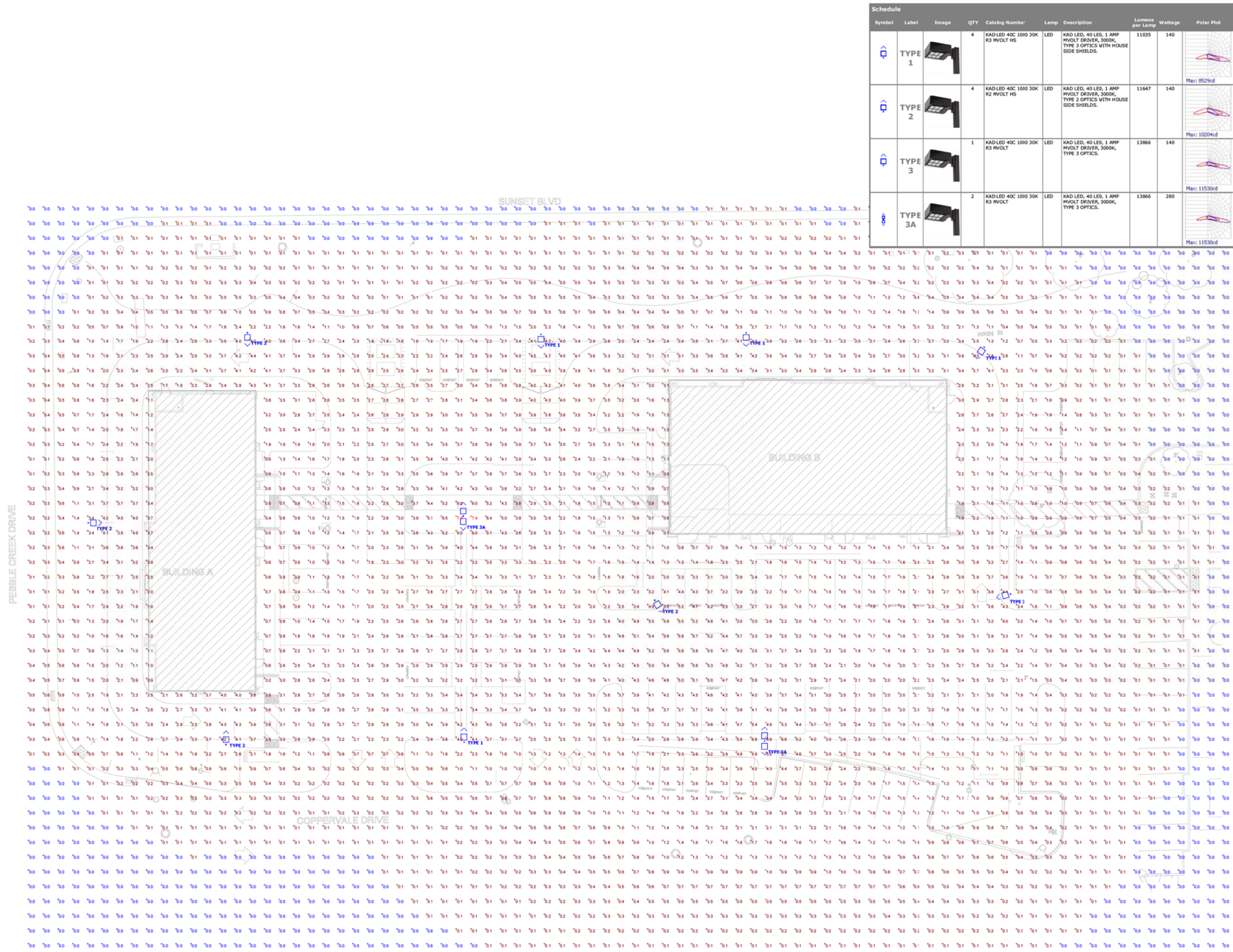
**SITE LEGEND**

- PROPERTY LINE
- - - ACCESSIBLE PATH OF TRAVEL
- TRUNCATED DOMES
- ACCESSIBILITY SIGNAGE
- ⊕ ELECTRICAL TRANSFORMER
- PARKING LOT LIGHT POLE - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
- STORM DRAIN - COORDINATE LOCATIONS WITH IMPROVEMENT DRAWINGS
- ⊕ FIRE HYDRANT - COORDINATE WITH CIVIL IMPROVEMENT DRAWINGS
- PA LANDSCAPE PLANTER AREA - SEE LANDSCAPE DRAWINGS
- C COMPACT PARKING STALL PER CITY OF ROCKLIN STANDARDS

**STANFORD PLAZA ENLARGED SITE PLAN & DETAILS**

**A-002**





# STANFORD PLAZA ENLARGED SITE PHOTOMETRIC

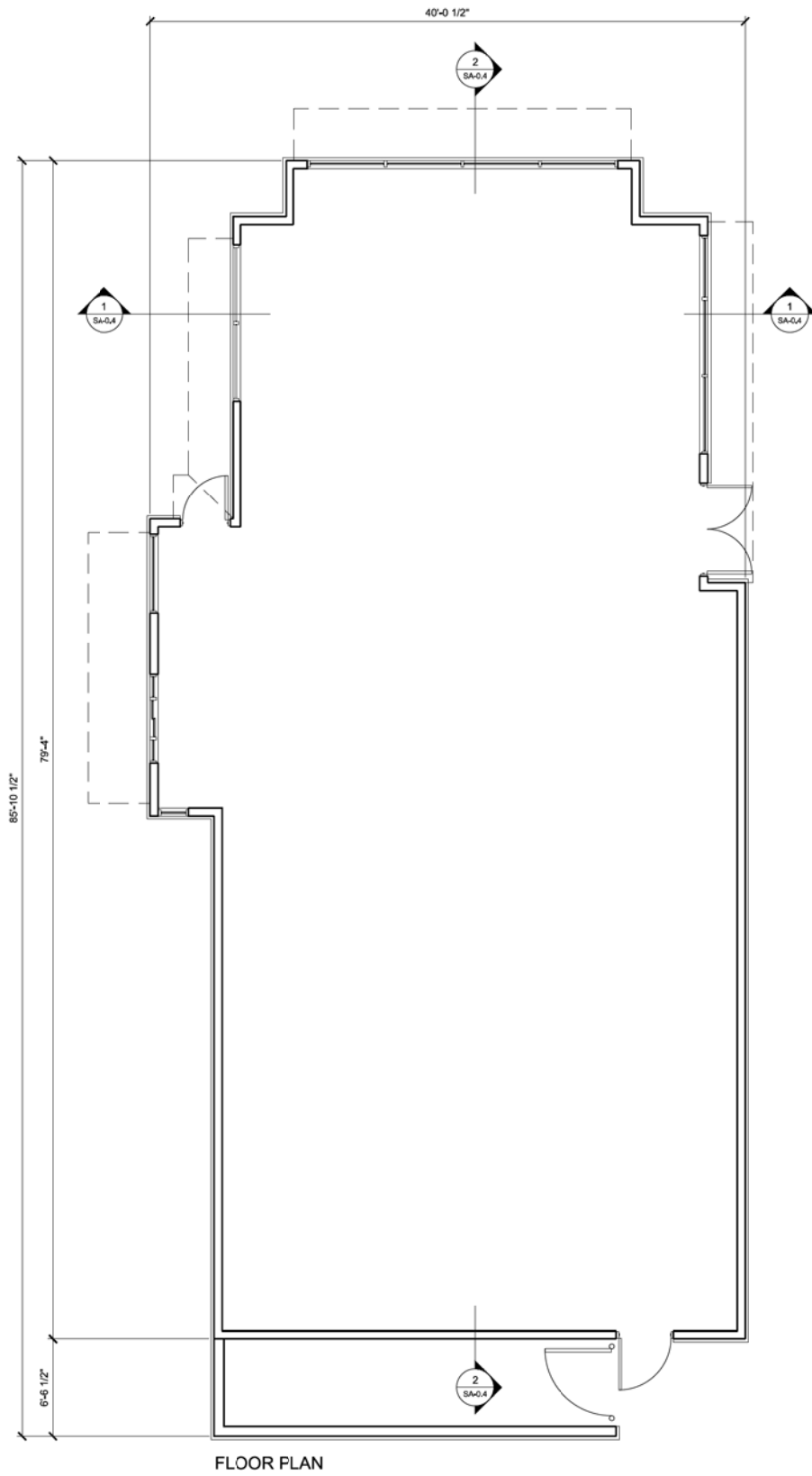
Sunset Blvd & Pebble Creek Dr, Rocklin, CA

03131-A 05-07-2017

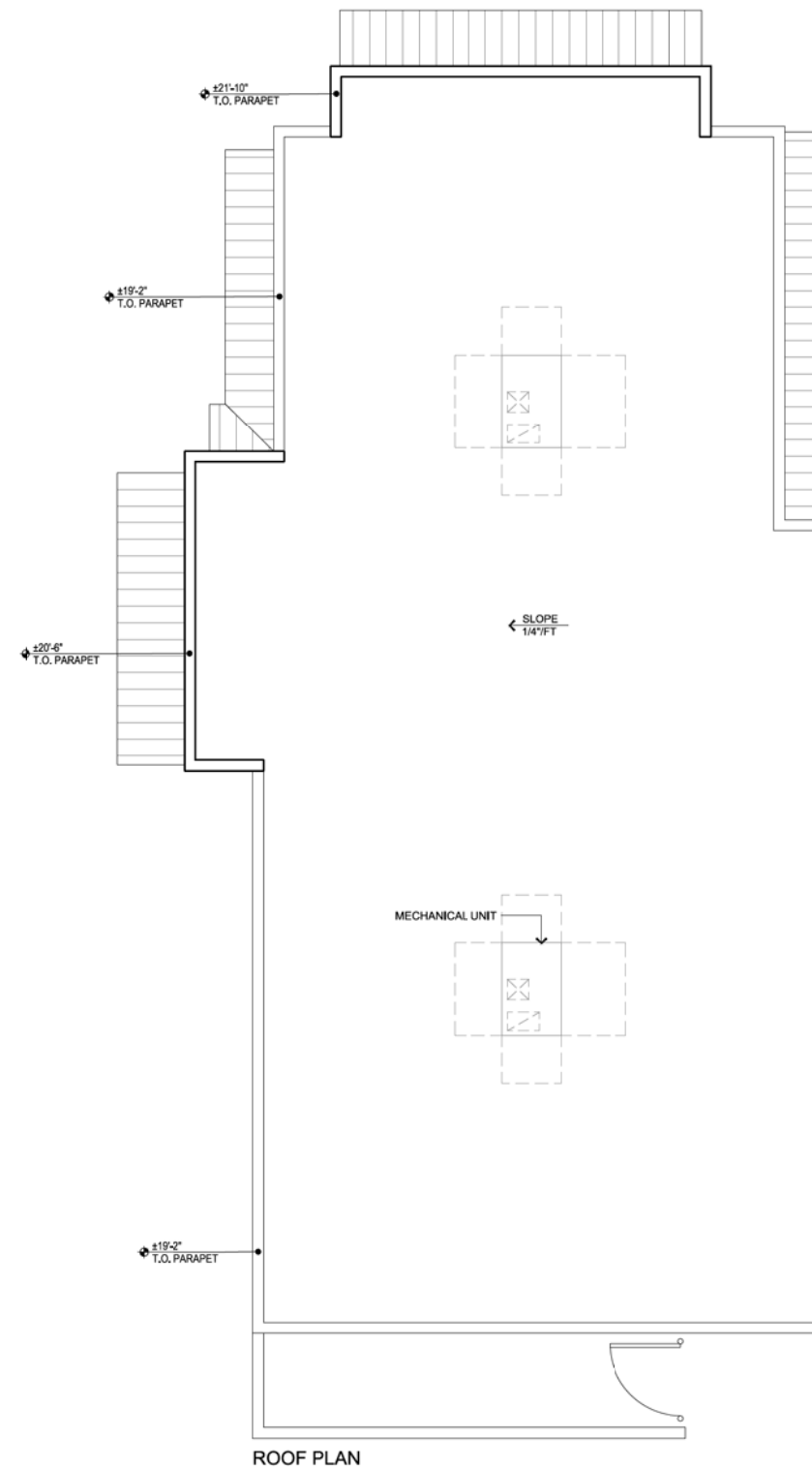
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

## A-003





FLOOR PLAN



ROOF PLAN



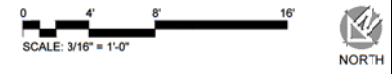
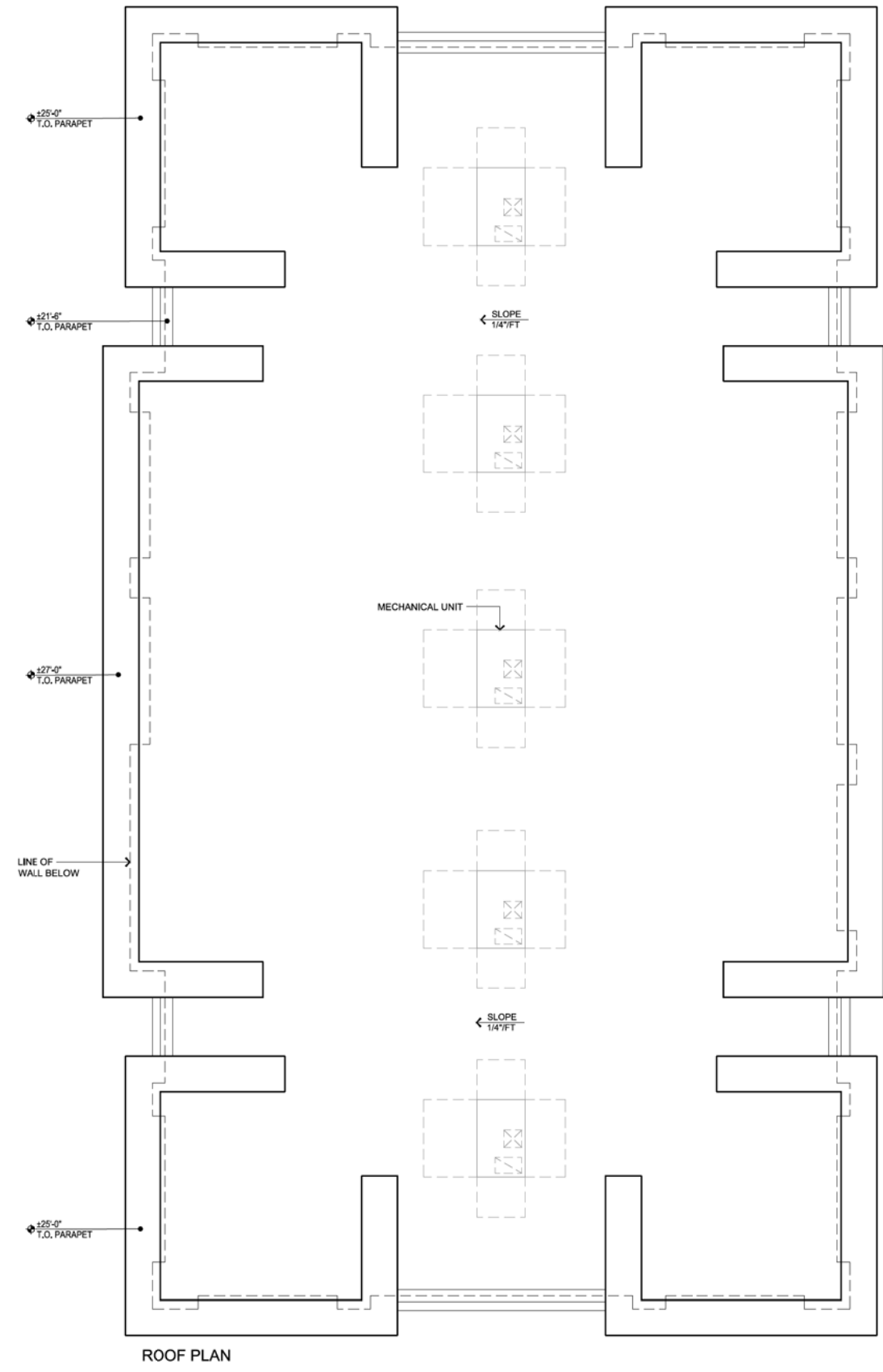
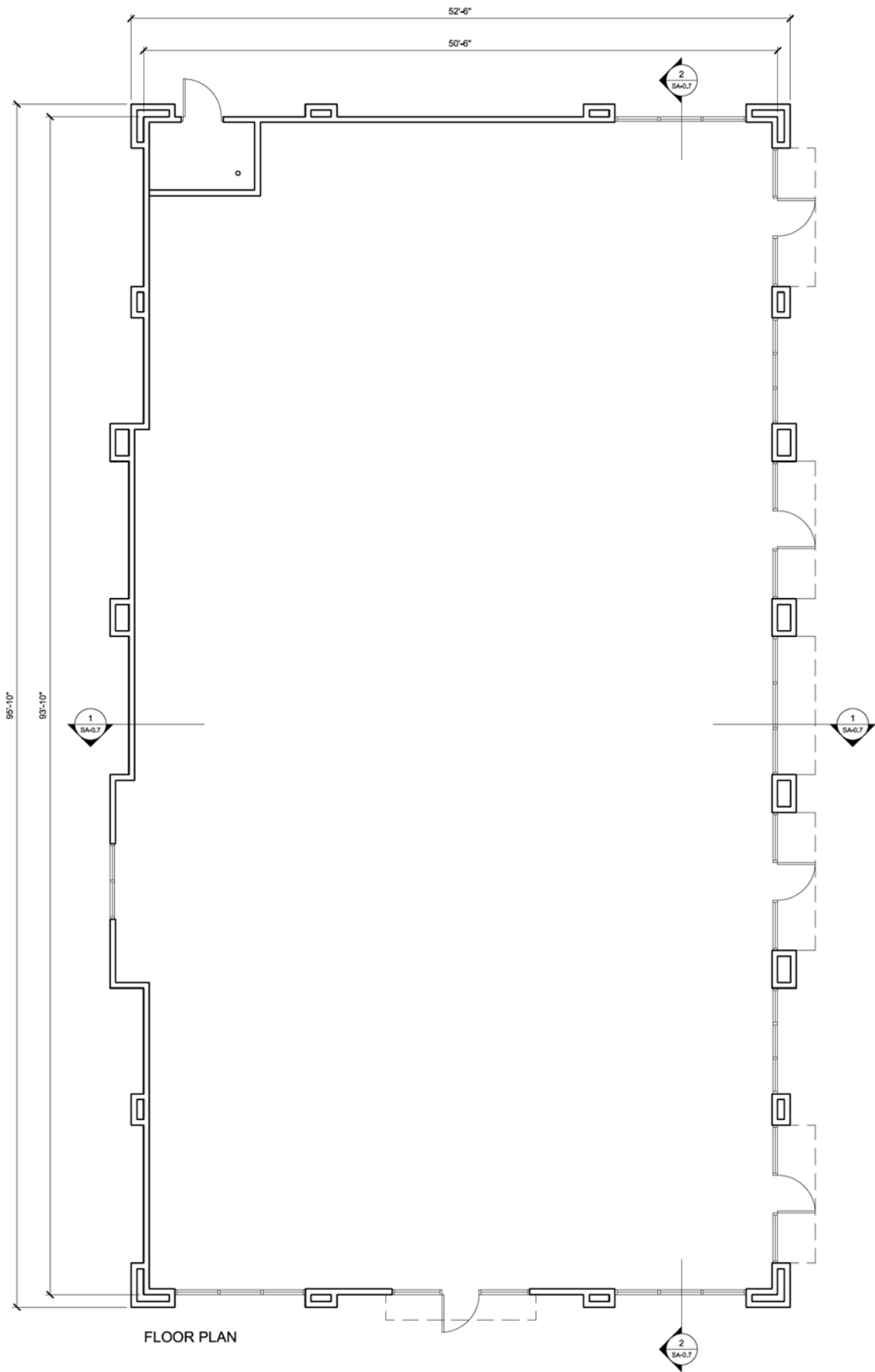
# STANFORD PLAZA FLOOR PLAN & ROOF PLAN - BUILDING A

Sunset Blvd & Pebble Creek Dr, Rocklin, CA 03131-A 08-23-2017

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

## A-101





**STANFORD PLAZA FLOOR PLAN & ROOF PLAN - BUILDING B**

**A-102**







NORTHWEST ELEVATION

NORTHEAST ELEVATION



SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



**STANFORD PLAZA** EXTERIOR ELEVATIONS - BUILDING A

Sunset Blvd & Pebble Creek Dr, Rocklin, CA 03131-A 08-28-2017

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

A-201





COLOR & MATERIAL SCHEDULE

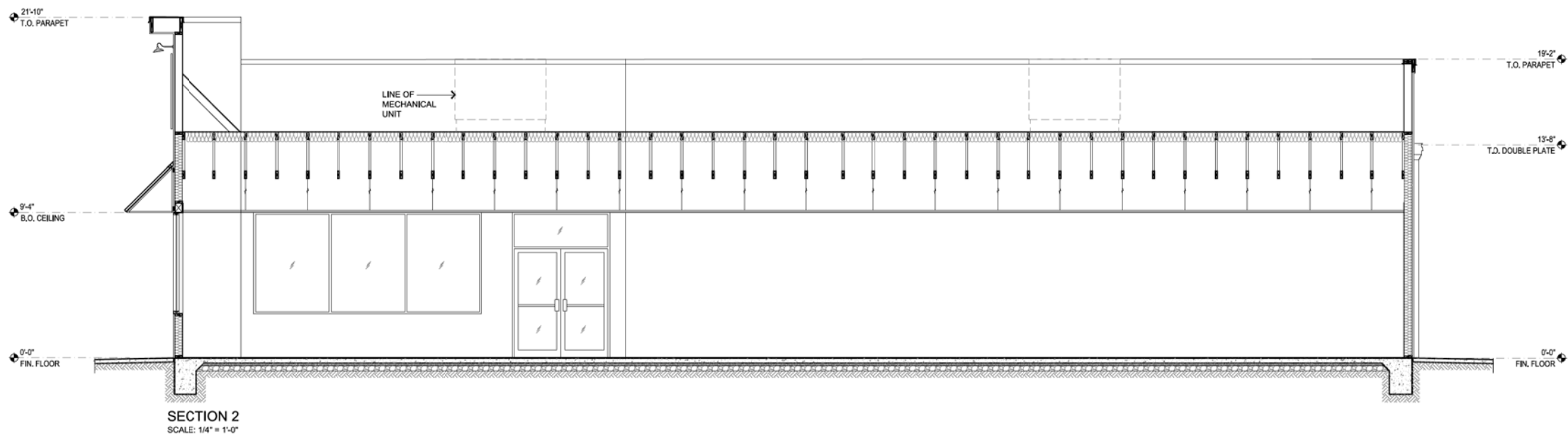
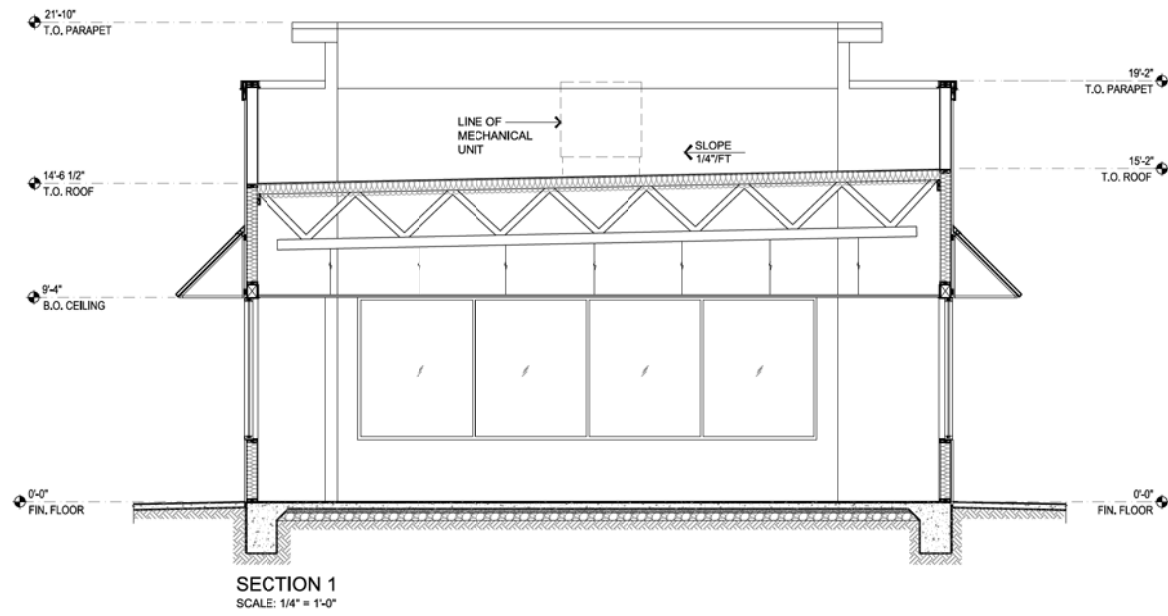
	P1 STUCCO OFF WHITE		P2 STUCCO TANGERINE		M1 PARAPET TRIM WHITE		T1 CERAMIC TILE - SPICE		S1 STONE VENEER CULTURED STONE CAMEL LEJGESTONE		L1 WALL SCONCE LIGHTWAY "SCLW-124LED"
	P2 STUCCO CREAM		P4 FOAM TRIM GREEN		AW1 CANVAS AWNING SUNBRELLA #4622 TERRA COTTA		T2 CERAMIC TILE - BUTTERSOTCH		W1 ALUM. STOREFRONT SYSTEM		L2 POLE LIGHT KAD LED 40C 1000 30K
							T3 CERAMIC TILE - EVERGREEN		D1 STOREFRONT DOOR		
							T4 CERAMIC TILE - CINNAMON		R1 METAL REVEAL		
							G1 GLAZING - PPG "SOLARGRAY"				

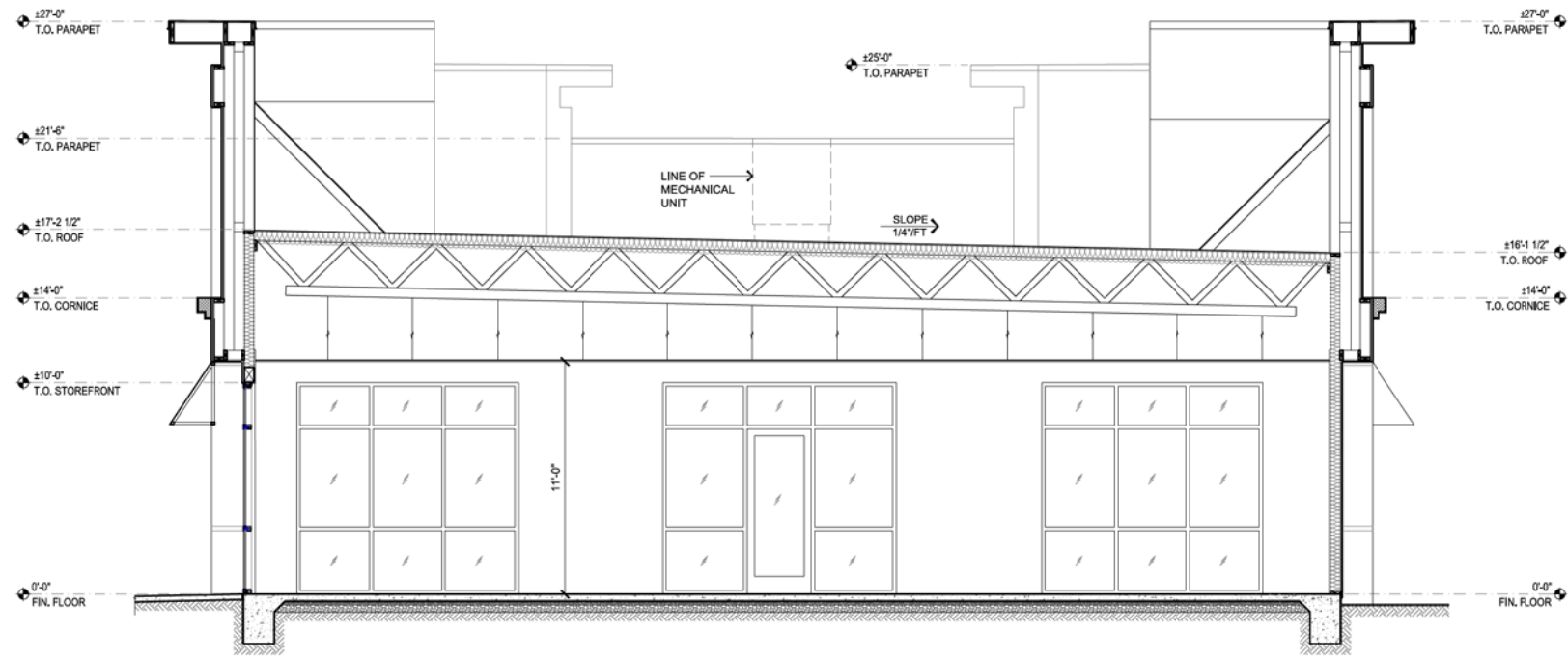
STANFORD PLAZA EXTERIOR ELEVATIONS - BUILDING B

Sunset Blvd & Pebble Creek Dr, Rocklin, CA 03131-A 08-28-2017

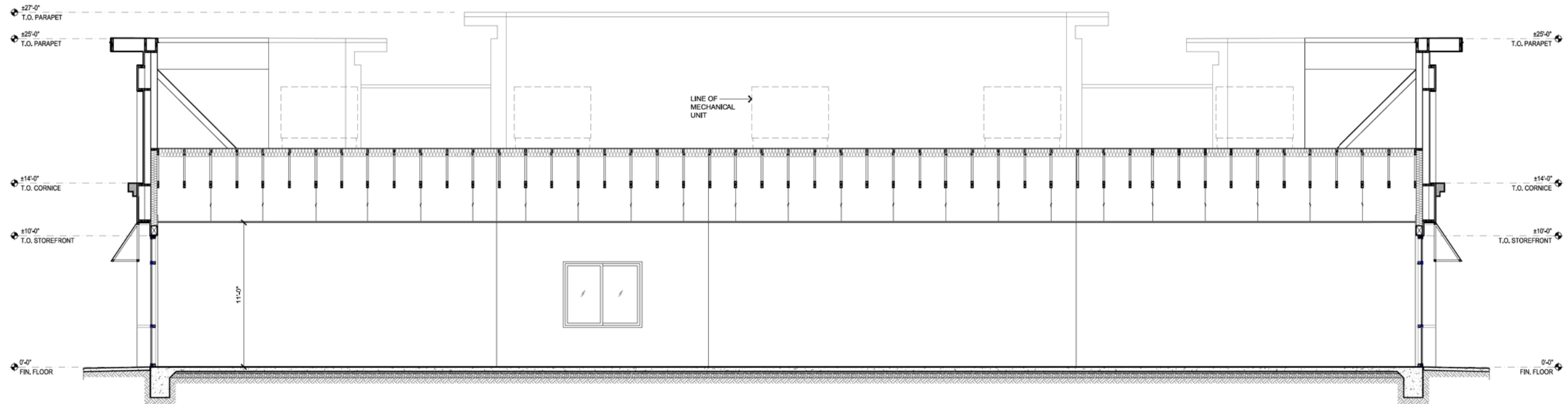
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

A-202





SECTION 1  
SCALE: 1/4" = 1'-0"



SECTION 2  
SCALE: 1/4" = 1'-0"

**EARTHWORK QUANTITIES**

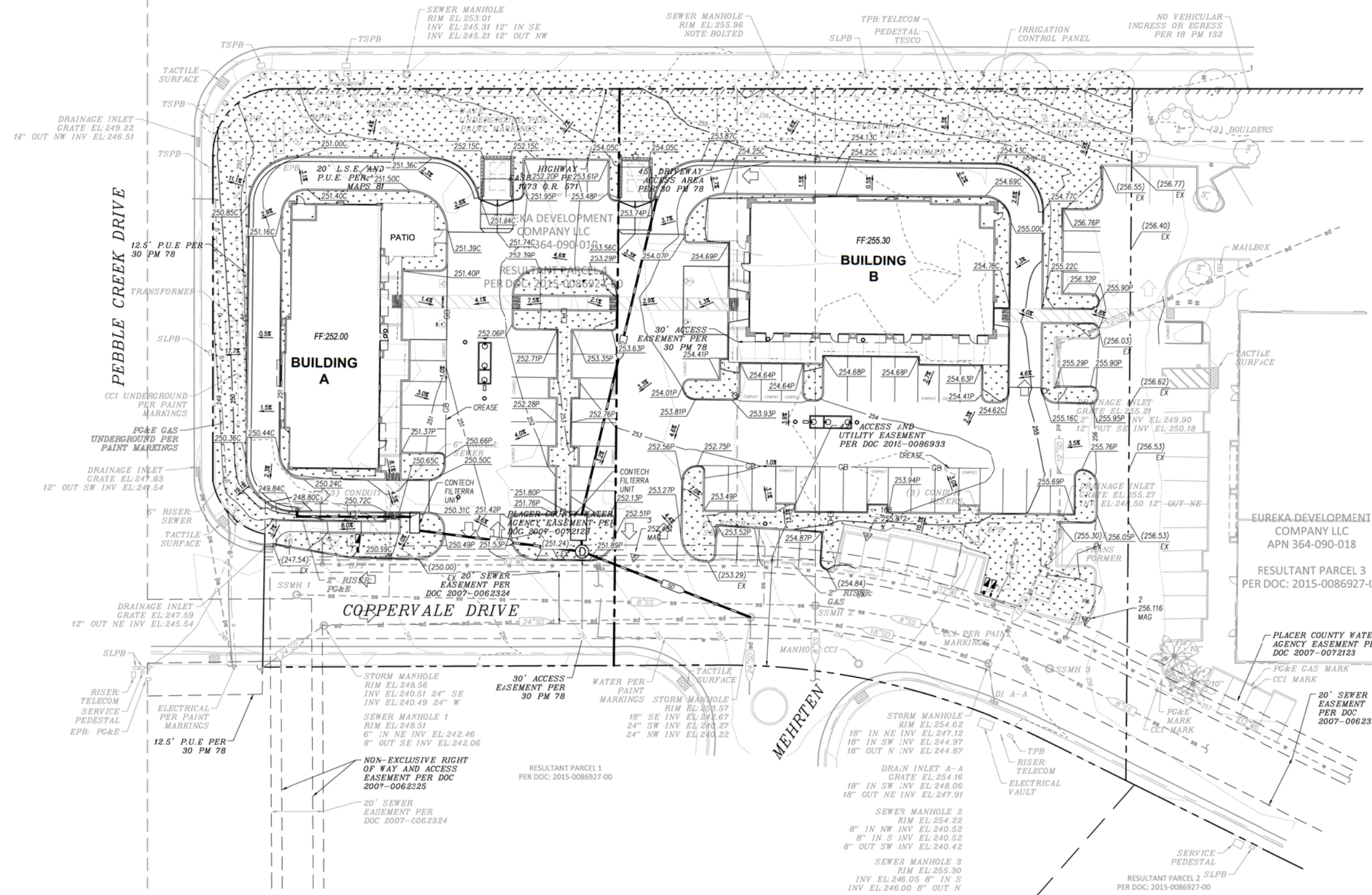
CUT	1464 CY
FILL	1930 CY
NET	1466 CY (FILL)

NOTE: ENGINEERS ESTIMATE OF EARTHWORK ARE RAW VOLUMES AND IS BASED ON THE SURFACE AT THE TIME OF THE SURVEY. THE ESTIMATE DOES NOT INCLUDE ANY PAVEMENT REMOVAL AS PART OF DEMOLITION, CUT FROM THE SECTION REQUIRED FROM PROPOSED ASPHALT, CONCRETE, AND BUILDING PAD, OR SHRINK OR SWELL FACTORS.

**GRADING LEGEND:**

- XXXXP PAVEMENT ELEVATION
  - XXXXTC TOP OF CURB ELEVATION
  - XXXXFL FLOWLINE ELEVATION
  - XXXXC CONCRETE ELEVATION
  - XXXXS GROUND SPOT ELEVATION
  - XXXXRM RIM ELEVATION
  - XXXXGB GRADE BREAK
  - XXXXHP HIGH POINT
  - (XXXX)EX EXISTING GRADE
  - 251 PROPOSED 1.0' CONTOUR LINE
  - 250 PROPOSED 5.0' CONTOUR LINE
  - 251 EXISTING 1.0' CONTOUR LINE
  - 250 EXISTING 5.0' CONTOUR LINE
  - SD PROPOSED STORM DRAIN LINE
  - PROPOSED STORM DRAIN INLET
- \* TOP OF CURB (TC) ELEVATION = 0.5' + PAVEMENT (P) AND/OR CONCRETE (C) ELEVATIONS, UNLESS OTHERWISE NOTED.

**SUNSET BOULEVARD**

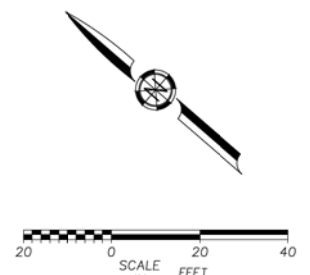


EUREKA DEVELOPMENT COMPANY LLC  
 APN 364-090-018  
 RESULTANT PARCEL 3  
 PER DOC: 2015-0086927-0

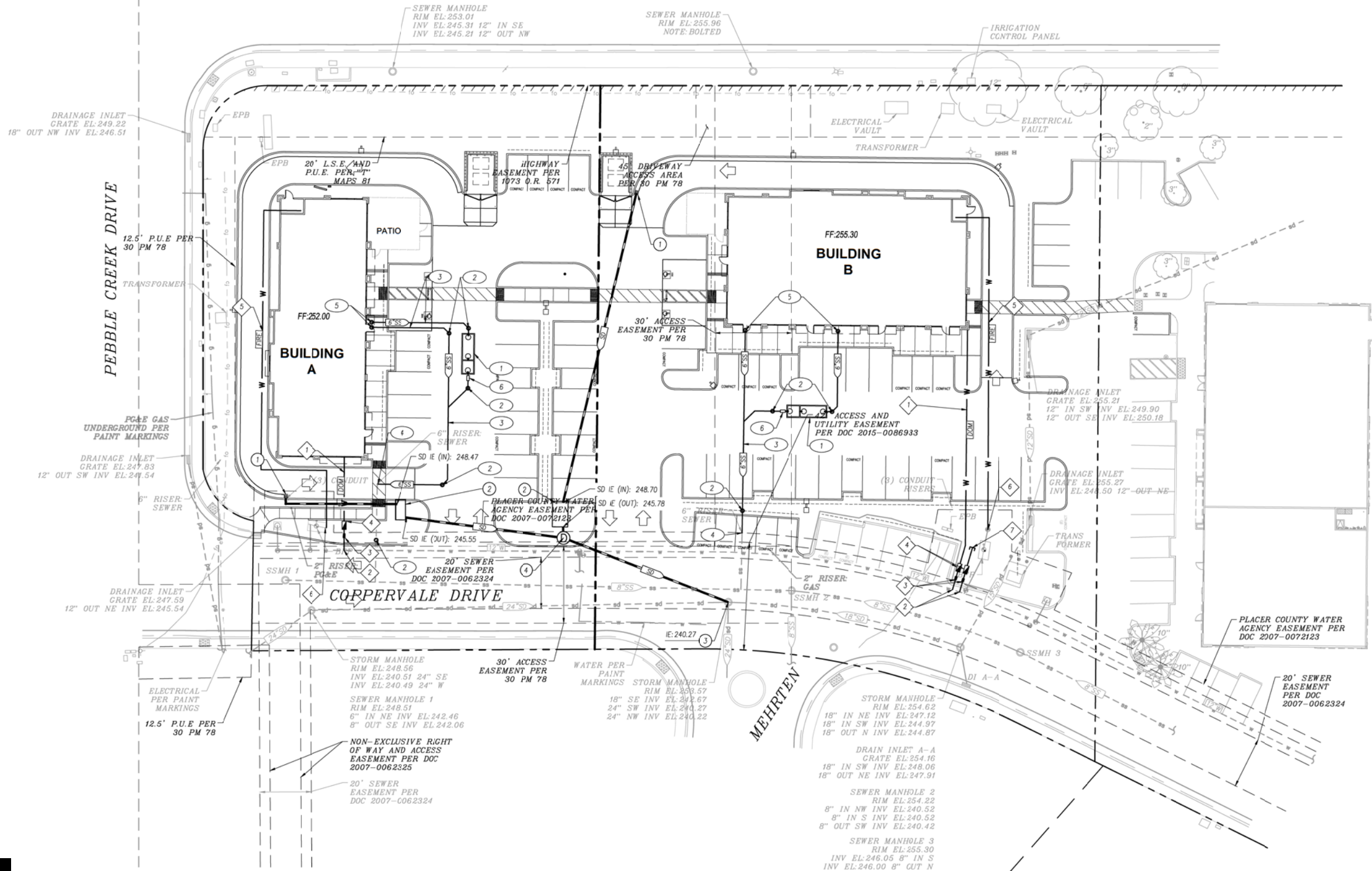
PLACER COUNTY WATER AGENCY EASEMENT P1  
 DOC 2007-0072123

**PRELIMINARY GRADING AND DRAINAGE PLAN**

STANFORD PLAZA  
 SUNSET BLVD & PEBBLE CREEK DR  
 ROCKLIN, CA



SUNSET BOULEVARD



LEGEND:

- 24" SD --- EXISTING STORM DRAIN LINE
- 24" SS --- EXISTING SANITARY SEWER LINE
- 12" W --- EXISTING WATER LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STORM DRAIN INLET
- ⊕ EXISTING BACKFLOW PREVENTER
- ⊕ EXISTING FIRE HYDRANT
- 24" SD --- PROPOSED STORM DRAIN LINE
- 24" SS --- PROPOSED SANITARY SEWER LINE
- W --- DOM --- PROPOSED DOMESTIC WATER LINE
- W --- FIRE --- PROPOSED FIRE WATER LINE
- PROPOSED WATER METER
- PROPOSED BFP
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM DRAIN INLET

WATER KEY NOTES:

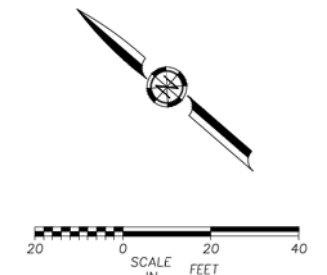
- 1 PROPOSED DOMESTIC WATER SERVICE LINE.
- 2 CONNECT DOMESTIC AND IRRIGATION SERVICE LINE TO EXISTING 12" WATER MAIN PER PCWA STANDARDS.
- 3 PROPOSED WATER METER.
- 4 PROPOSED BFP.
- 5 PROPOSED FIRE SERVICE LINE.
- 6 CONNECT PROPOSED FIRE SERVICE LINE TO EXISTING BFP.
- 7 PROPOSED IRRIGATION STUB.

SEWER KEY NOTES:

- 1 PROPOSED GREASE INTERCEPTOR PER SPMUD STANDARDS AND SPECIFICATIONS. SIZING PER UPC DFL CALCULATIONS, MINIMUM SIZE IS 750 GALLONS. GREASE INTERCEPTOR SHALL HAVE 3 AT GRADE ACCESS MANHOLES AND 6" THROUGH PIPING.
- 2 PROPOSED SANITARY SEWER CLEANOUT.
- 3 PROPOSED SANITARY SEWER LINE. ALL ON-SITE SANITARY SEWER LINES SHALL BE 6" AND SHALL NOT BE LOCATED UNDER TREES, INCLUDING THE DRIP LINE.
- 4 CONNECT PROPOSED SANITARY SEWER LINE TO EXISTING SANITARY SEWER RISER.
- 5 PROPOSED TWO-WAY CLEANOUT LOCATED WITHIN 2' OF THE BUILDING.
- 6 PROPOSED SAMPLING BOX TO BE LOCATED AFTER THE GREASE INTERCEPTOR PER SPMUD STANDARDS AND SPECIFICATIONS.

STORM DRAIN KEY NOTES:

- 1 PROPOSED STORM DRAIN INLET.
- 2 PROPOSED CONTECH FILTERRA BIORETENTION FACILITY.
- 3 CONNECT TO EXISTING STORM DRAIN MANHOLE.
- 4 PROPOSED STORM DRAIN MANHOLE.



PRELIMINARY UTILITY PLAN

STANFORD PLAZA  
SUNSET BLVD & PEBBLE CREEK DR  
ROCKLIN, CA

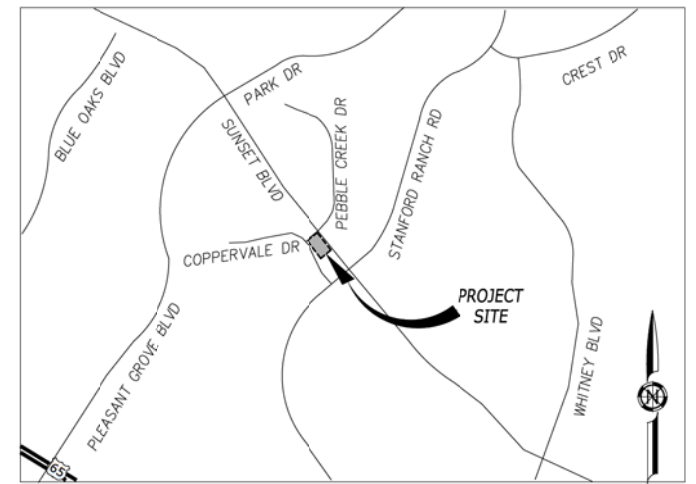
Packet Pg. 230

**TWRIGHT**  
ENGINEERS  
1000 Douglas Blvd, Suite 200  
Rocklin, California 95746  
(916) 978-4001  
www.cartwrightengineers.com

Agenda Item #8.b.

C2.0  
7/28/2011  
SCALE 1" = 20'  
DRAWN BY: SD/W

TENTATIVE PARCEL MAP FOR  
**STANFORD PLAZA**  
**APN: 364-090-019**  
 CITY OF ROCKLIN - CALIFORNIA



VICINITY MAP  
 NOT TO SCALE

**LEGEND**

	PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT LINE TO BE ABANDONED
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING 1.0' CONTOUR LINE
	EXISTING 5.0' CONTOUR LINE

**TENTATIVE MAP NOTES:**

ASSESSOR'S PARCEL NUMBER (APN): 364-090-019  
 PROPERTY OWNER / SUBDIVIDER: CITADEL MANAGEMENT CO., 1508 EUREKA RD., #230 ROSEVILLE, CA 95661  
 PREPARED BY: CARTWRIGHT ENGINEERS, 4180 DOUGLAS BLVD. SUITE 200 GRANITE BAY, CA 95746, PHONE: 916-978-4001, CONTACT: STEVE LAMB, PE, STEVEL@CARTWRIGHTENGINEERS.COM  
 SITE SURVEYOR: UNICO ENGINEERING, 110 BLUE RAVINE ROAD, SUITE 101 FOLSOM, CA 95630, PHONE: 916-900-6623, CONTACT: RYAN THOMPSON, RTHOMPSON@UNICOENGINEERING.COM  
 DATE OF SURVEY: APRIL 2017  
 ZONING: PD-C

EXISTING & PROPOSED PARCEL AREA(S):  
 EXISTING PROPERTY = 78,033 S.F. / 1.79 AC  
 PROPOSED PARCEL 1 = 32,737 S.F. / 0.75 AC  
 PROPOSED PARCEL 2 = 45,296 S.F. / 1.04 AC

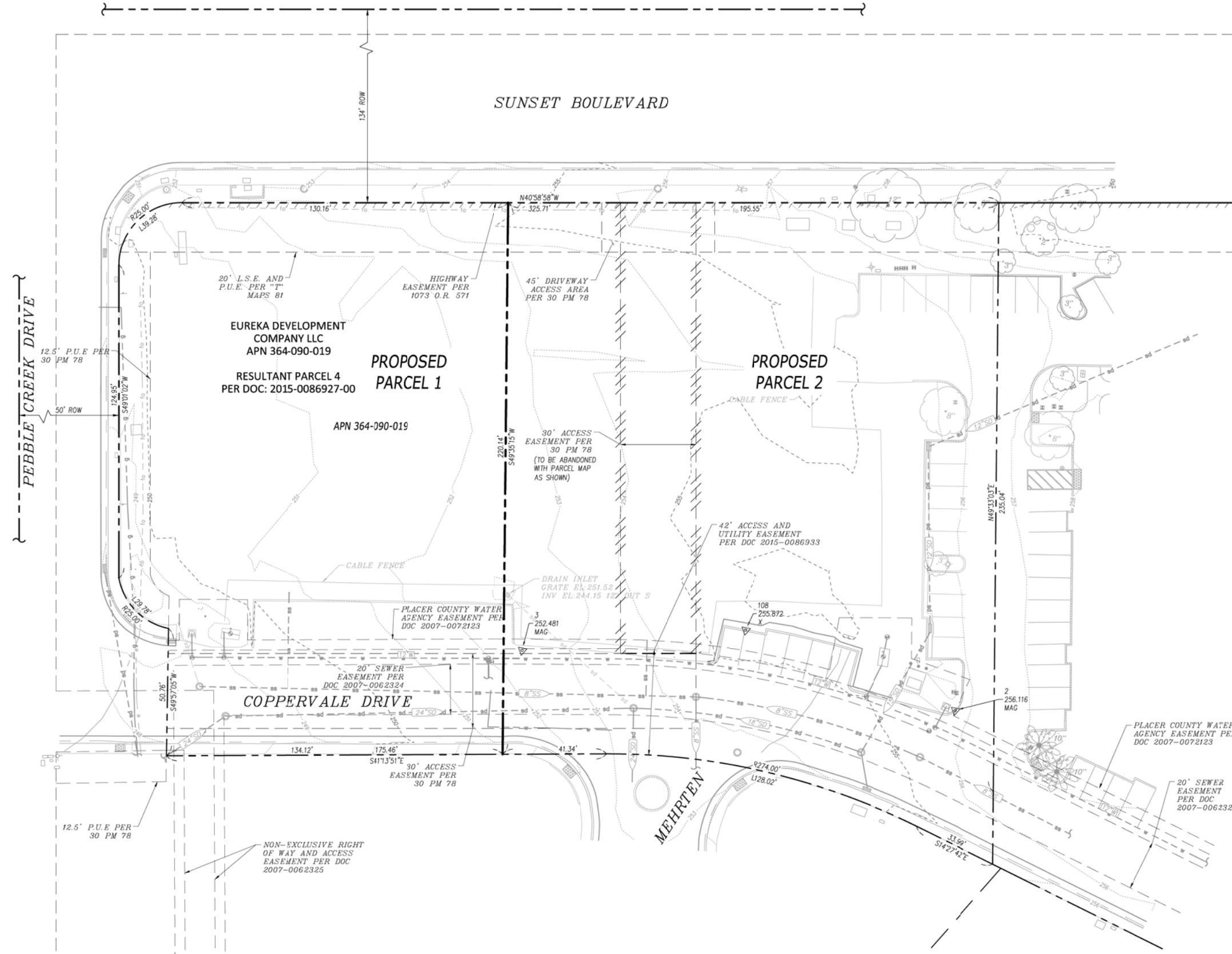
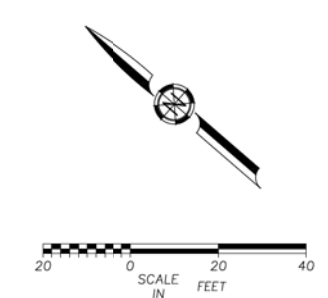
**GENERAL MAP NOTES:**

1. THE SITE IS OUTSIDE OF THE 100 YEAR FLOODPLAIN BOUNDARY AND IS NOT IN A RIPARIAN AREA.
2. THERE ARE NO EXISTING OAK TREES, GRANITE OUTCROPPINGS, OR KNOWN ARCHEOLOGICAL FEATURES WITHIN THE AREA OF THE SITE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF RYAN THOMPSON, PLS 8749 OF UNICO ENGINEERING, INC.

**SURVEY NOTES:**

HORIZONTAL DATUM: NAD 83 CALIFORNIA ZONE 2  
 VERTICAL DATUM: CITY OF ROCKLIN VERTICAL CONTROL NETWORK BM R 9-8. ELEVATION 209.62 NGVD29

BASIS OF BEARING: BASIS OF BEARING IS IDENTICAL TO THAT STANFORD PLAZA PARCEL MAP BOOK 32 PAGE 147.



Packet Pg. 231



STANFORD PLAZA  
 SUNSET BLVD & PEBBLE CREEK DR  
 ROCKLIN, CA



TM-  
 7/28/2017  
 SCALE 1" = 20'  
 DRAWN BY: SD/W

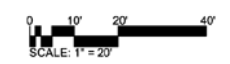
Agenda Item #8.b.



- PRELIMINARY LANDSCAPE PLAN NOTES**
1. THE LANDSCAPE DESIGN STRIVES TO CONTINUE THE DESIGN STYLE OF THE PREVIOUS PHASES TO THE EXTENT POSSIBLE WHILE ADDRESSING CURRENT WATER USE, BIO-FILTRATION, AND PARKING LOT SHADING REQUIREMENTS THAT WERE NOT IN EFFECT DURING THE ORIGINAL PHASES. THE ROCKLIN DESIGN REVIEW GUIDELINES HAVE PROVIDED DIRECTION FOR THIS LANDSCAPE DESIGN.
  2. PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
  3. LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS OF THE CITY OF ROCKLIN AND STATE OF CALIFORNIA'S AB 1051. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN.
  4. ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE.
  5. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
  6. PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED DURING THE CONSTRUCTION DOCUMENTS PHASE.
  7. ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
  8. REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDING, PAVING, UTILITIES, AND SITE IMPROVEMENTS.



**STANFORD PLAZA PRELIMINARY LANDSCAPE PLAN**



L1





### PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETO): **52.2**

HYDROZONE # PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
<b>REGULAR LANDSCAPE AREAS</b>							
MED. W.U.	0.5	DRIP	0.81	0.62	390	242	7,826
LOW W.U.	0.2	DRIP	0.81	0.25	19,828	4,957	160,428
TOTALS:					20,218	5,199	
<b>SPECIAL LANDSCAPE AREAS</b>							
RECREATION AREA				1.00	0	0	0
FOUNTAIN				1.00	0	0	0
EDIBLE PLANTS				1.00	0	0	0
TOTALS:					0	0	
<b>ETWU TOTAL:</b>							<b>168,254</b>
<b>MAXIMUM APPLIED WATER ALLOWANCE (MAWA):</b>							<b>294,451</b>
<b>MAXIMUM APPLIED WATER ALLOWANCE (MAWA)</b>							
WHERE MAWA = (ETO) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
MAWA: (52.2) (0.62) [(0.45 x 20,218) + (0.55 x 0)] = 294,451							
<b>ETAF CALCULATIONS</b>							
<b>REGULAR LANDSCAPE AREAS</b>				<b>ALL LANDSCAPE AREAS</b>		<b>NOTE:</b>	
TOTAL ETAF x AREA	5,199	TOTAL ETAF x AREA	5,199	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			
TOTAL AREA	20,218	TOTAL AREA	20,218				
AVERAGE ETAF	0.25	SITEWIDE ETAF	0.26				

### PRELIMINARY PARKING LOT SHADE CALCULATION

TREE NUMBER AND SIZE TREE NAME	QUANTITY @ FULL (100%) F	QUANTITY @ 3/4 (75%) TQ	QUANTITY @ 1/2 (50%) H	QUANTITY @ 1/4 (25%) Q	TOTAL SQ. FT.
1 - 30' PLUS SPREAD PISTACIA, PLATANUS	3 x (962) = 2,886	+ 2 x (722) = 1,444	+ 5 x (481) = 2,405	+ 0 x (240) = 0	= 6,735
2 - 25' TO 30' SPREAD CERCIS	2 x (706) = 1,412	+ 3 x (530) = 1,590	+ 0 x (354) = 0	+ 0 x (177) = 0	= 3,002
3 - 20' TO 25' SPREAD GEIJERA, PYRUS	2 x (491) = 982	+ 0 x (368) = 0	+ 6 x (246) = 1,476	+ 0 x (123) = 0	= 2,458
4 - 15' TO 20' SPREAD LAGERSTROEMIA	0 x (314) = 0	+ 0 x (236) = 0	+ 2 x (157) = 314	+ 0 x (79) = 0	= 314
<b>CALCULATED TOTAL TREE SHADE:</b>					<b>12,509</b>
<b>REQUIRED TOTAL</b>					
AREA OF PAVING (SHADED ON PLAN)	22,841	SQ. FT. OF SHADED AREA ON PLAN			
AREA REQUIRED TO BE SHADED	22,841	SQ. FT. x 50% = 11,420.5			
CALCULATED SHADE PROVIDED	12,509	SQ. FT.			
PERCENT SHADE PROVIDED	55	%			
SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 2H IS A 25' TO 30' PERIMETER (50%) TREE.					

### PLANT SCHEDULE

TRFEES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Cercis canadensis	Eastern Redbud	15 gal	Medium	Ht:6'-7"/Sp:2'-3'	6	
	Geijera parviflora	Australian Willow	15 gal	Medium	Ht:7'-8"/Sp:2'-3'	7	
	Lagerstroemia x "Tuscarora"	Grape Myrtle Coral Pink	15 gal	Low	Ht:7'-8"/Sp:2'-3'	9	
	Pistacia chinensis "Keith Davey"	Keith Davey Chinese Pistache	15 gal	Low	Ht:7'-8"/Sp:2'-3'	10	
	Platanus acerifolia "Bloodgood"	London Plane Tree	15 gal	Medium	Ht:7'-8"/Sp:2'-3'	5	
	Prunus cerasifera "Krauter Vesuvius"	Purple Leaf Plum	15 gal	Medium	Ht:7'-8"/Sp:2'-3'	3	
	Pyrus calleryana "Aristocrat"	Aristocrat Flowering Pear	15 gal	Medium	Ht:7'-8"/Sp:2'-3'	6	
	Syagrus romanzoffiana	Queen Palm	15 gal	Medium	Ht:5'-6"/Sp:2'-3'	12	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Arbutus unedo "Compacta"	Dwarf Strawberry Tree	15 gal	Low	Ht:36"/Sp:36"	3	
	Cistus x purpureus	Orchid Rockrose	5 gal	Low	Ht:12"/Sp:14"	46	
	Clivia miniata	Bush Lily	5 gal	Low	Ht:12"/Sp:10"	17	
	Diets bicolor	Fortnight Lily	5 gal	Low	Ht:12"/Sp:10"	14	
	Diets vegeta	African Iris	5 gal	Low	Ht:12"/Sp:10"	61	
	Euryops pectinatus "Munchkin"	Dwarf Euryops	5 gal	Low	Ht:12"/Sp:10"	25	
	Grevillea x "Noella"	Grevillea	5 gal	Low	Ht:14"/Sp:14"	31	
	Kniphofia uvana "Flamenco"	Flamenco Red Hot Poker	5 gal	Low	Ht:14"/Sp:14"	12	
	Lagerstroemia indica "Dwarf Red"	Dwarf Red Grape Myrtle	15 gal	Low	Ht:36"/Sp:36"	1	
	Leymus condensatus "Canyon Prince"	Native Blue Rye	5 gal	Low	Ht:10"/Sp:10"	46	
	Macfadynena unguis-cati	Yellow Trumpet Vine	5 gal	Low	Ht:36"/Sp:12"	6	
	Myrtus communis	Common Myrtle	5 gal	Low	Ht:10"/Sp:10"	23	
	Myrtus communis "Compacta"	Dwarf Myrtle	5 gal	Low	Ht:10"/Sp:10"	14	
	Nandina domestica "Compacta"	Dwarf Heavenly Bamboo	5 gal	Low	Ht:18"/Sp:12"	6	
	Nandina domestica "Fire Power"	Firepower Nandina	5 gal	Low	Ht:10"/Sp:10"	25	
	Pennisetum alopecuroides "Little Bunny"	Little Bunny Fountain Grass	5 gal	Low	Ht:8"/Sp:8"	9	
	Phormium tenax "Aristocrat Queen"	New Zealand Flax	5 gal	Low (PF 0.2)	Ht:18"/Sp:14"	23	
	Phormium tenax "Atropurpureum Compactum"	Purple New Zealand Flax	5 gal	Low	Ht:18"/Sp:14"	15	
	Rhaphicelis umbellata "Minor"	Yedda Hawthorn	5 gal	Low	Ht:14"/Sp:14"	86	
	Rosmannus officinalis "Tuscan Blue"	Tuscan Blue Rosemary	5 gal	Low	Ht:12"/Sp:10"	5	
	Xylosma congestum "Compacta"	Compact Xylosma	5 gal	Low	Ht:14"/Sp:14"	53	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING	QTY
	Cotoneaster damneni "Lowfast"	Lowfast Bearberry Cotoneaster	1 gal	Low	Ht:2"/Sp:6"	48" o.c.	360
	Lantana montevidensis	Trailing Lantana	1 gal	Low	Ht:2"/Sp:6"	48" o.c.	33
	Myoporum parvifolium "Prostratum"	Myoporum	1 gal	Low	Ht:2"/Sp:6"	72" o.c.	95
	Rosmannus officinalis "Huntington Carpet"	Huntington Carpet Rosemary	1 gal	Low	Ht:4"/Sp:6"	72" o.c.	101
	Verbena x hybrida "Homestead"	Purple Spreader Garden Verbena	1 gal	Low	Ht:2"/Sp:6"	30" o.c.	115
DECORATIVE ROCK	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING	QTY
	Decorative Rock	Sonoma Gold - 3/8"	-	-	-	-	63 sf



## RESOLUTION NO. PC-2017-

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

(Stanford Plaza Phase 1C / DL2017-0006)

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

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

A. Tentative Parcel Map (DL2017-0006) allows an approximately 1.79-acre site to be subdivided into two (2) commercial parcels (APN 364-090-017).

B. A Notice of Exemption has been approved for this Project via Planning Resolution No. PC-2017-    .

C. The Planning Commission has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property, Planned Development Commercial (PD-C).

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

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

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

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

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

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

Section 2. The tentative parcel map (Stanford Plaza Phase 1C / DL2017-0006) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to approval of the final map.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Reciprocal Easements

- a. A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels comprising the subdivision and to the other parcels in the Sunset West Lot 59 shopping center (APN 364-090-015, 018, 019, and 023) prior to or concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

2. Indemnification and Duty to Defend

Within 30 days of approval of the tentative parcel map by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the subdivision or parcel map by the City's planning commission or City Council, which action is brought within the time period provided for

in Section 66499.37 of the Government Code. The City will promptly notify the subdivider of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

3. Validity

This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this        day of        , 2017, by the following roll call vote:

AYES:            Commissioners:

NOES:           Commissioners:

ABSENT:        Commissioners:

ABSTAIN:       Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

EXHIBIT A

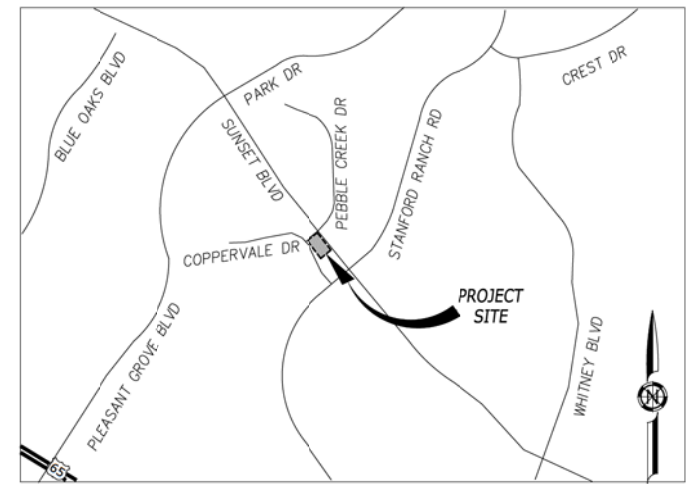
STANFORD PLAZA PHASE 1C TENTATIVE PARCEL MAP / DL2017-0006

Map

# EXHIBIT A

DL2017-0006

## TENTATIVE PARCEL MAP FOR STANFORD PLAZA APN: 364-090-019 CITY OF ROCKLIN - CALIFORNIA



VICINITY MAP  
NOT TO SCALE

### LEGEND

	PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT LINE TO BE ABANDONED
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING 1.0' CONTOUR LINE
	EXISTING 5.0' CONTOUR LINE

### TENTATIVE MAP NOTES:

ASSESSOR'S PARCEL NUMBER (APN): 364-090-019  
 PROPERTY OWNER / SUBDIVIDER:  
 CITADEL MANAGEMENT CO.  
 1508 EUREKA RD., #230  
 ROSEVILLE, CA 95661

EXISTING & PROPOSED PARCEL AREA(S):  
 EXISTING PROPERTY = 78,033 S.F. / 1.79 AC  
 PROPOSED PARCEL 1 = 32,737 S.F. / 0.75 AC  
 PROPOSED PARCEL 2 = 45,296 S.F. / 1.04 AC

PREPARED BY:  
 CARTWRIGHT ENGINEERS  
 4180 DOUGLAS BLVD. SUITE 200  
 GRANITE BAY, CA 95746  
 PHONE: 916-978-4001  
 CONTACT: STEVE LAMB, PE  
 STEVEL@CARTWRIGHTENGINEERS.COM

SITE SURVEYOR:  
 UNICO ENGINEERING  
 110 BLUE RAVINE ROAD, SUITE 101  
 FOLSOM, CA 95630  
 PHONE: 916-900-6623  
 CONTACT: RYAN THOMPSON  
 RTHOMPSON@UNICOENGINEERING.COM

DATE OF SURVEY: APRIL 2017

ZONING:  
PD-C

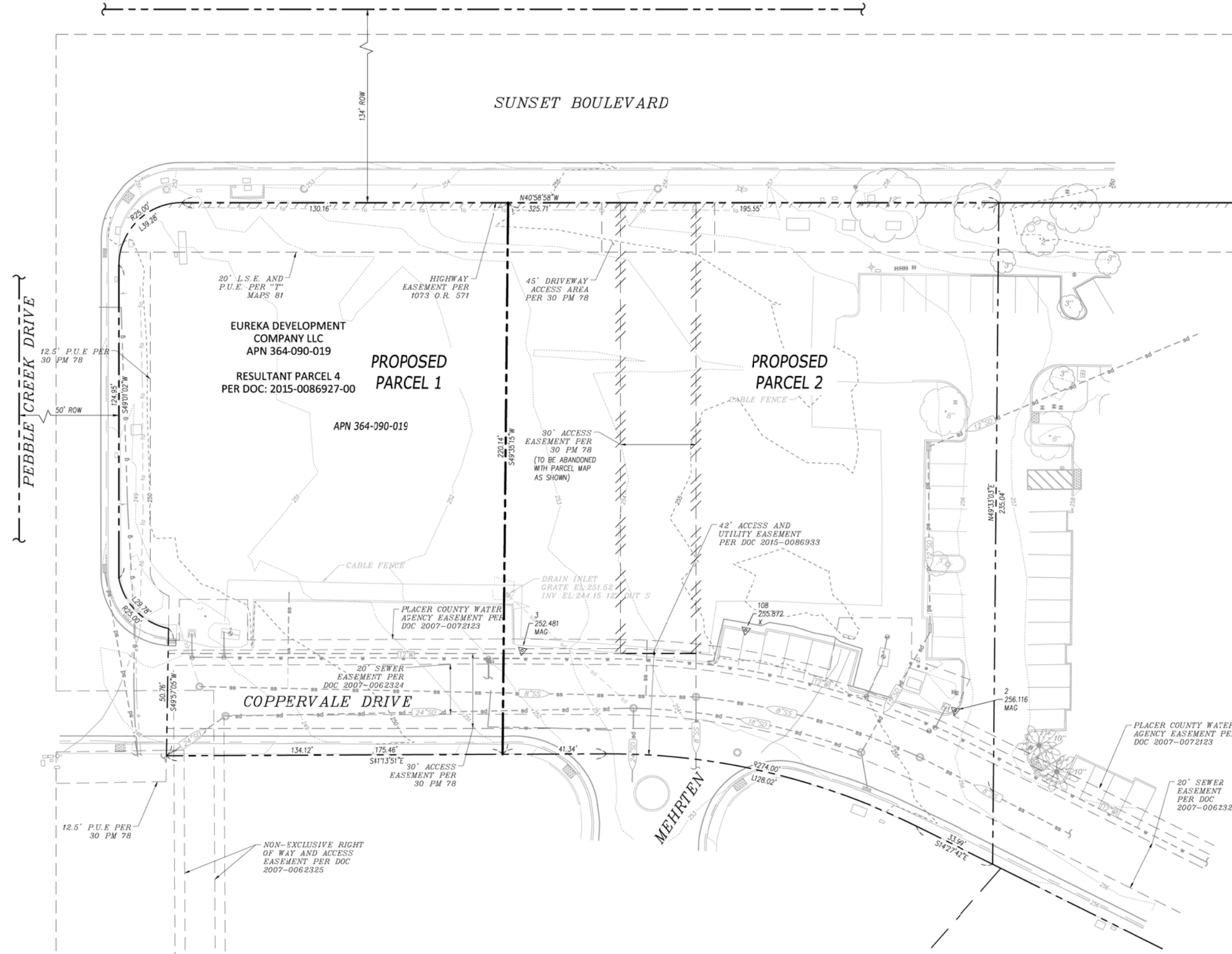
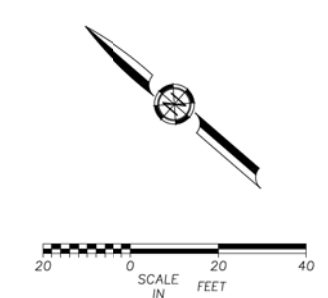
### GENERAL MAP NOTES:

1. THE SITE IS OUTSIDE OF THE 100 YEAR FLOODPLAIN BOUNDARY AND IS NOT IN A RIPARIAN AREA.
2. THERE ARE NO EXISTING OAK TREES, GRANITE OUTCROPPINGS, OR KNOWN ARCHEOLOGICAL FEATURES WITHIN THE AREA OF THE SITE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF RYAN THOMPSON, PLS 8749 OF UNICO ENGINEERING, INC.

### SURVEY NOTES:

HORIZONTAL DATUM: NAD 83 CALIFORNIA ZONE 2  
 VERTICAL DATUM: CITY OF ROCKLIN VERTICAL CONTROL NETWORK  
 BM R 9-8. ELEVATION 209.62 NGVD29

BASIS OF BEARING: BASIS OF BEARING IS IDENTICAL TO THAT STANFORD PLAZA PARCEL MAP BOOK 32 PAGE 147.



Packet Pg. 238



STANFORD PLAZA  
SUNSET BLVD & PEBBLE CREEK DR  
ROCKLIN, CA



TM-  
7/28/2017  
SCALE 1" = 20'  
DRAWN BY: SD/W

Agenda Item #8.c.



City of Rocklin Economic and Community Development Department

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**Planning Commission  
Staff Report**

**VILLAGES AT CIVIC CENTER – ROCKLIN CIVIC CENTER  
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0005**

**October 17, 2017**

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**Recommendation**

Staff finds this project to be consistent with the General Plan and the Zoning designations applicable to the project site and recommends approval of the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE ROCKLIN CIVIC CENTER GENERAL DEVELOPMENT PLAN, ORDINANCES 745 AND 899, TO MODIFY CERTAIN DEVELOPMENT STANDARDS WITHIN THE PD-8 ZONE DISTRICT (Villages at Civic Center – Rocklin Civic Center (PDG2017-0005))

**Proposal**

This application is a request for approval of a General Development Plan Amendment to amend the development standards applicable to the RD-8 zone of the Rocklin Civic Center General Development Plan (Ordinance 745 and amended by Ordinance 899).

**Owner/Applicant**

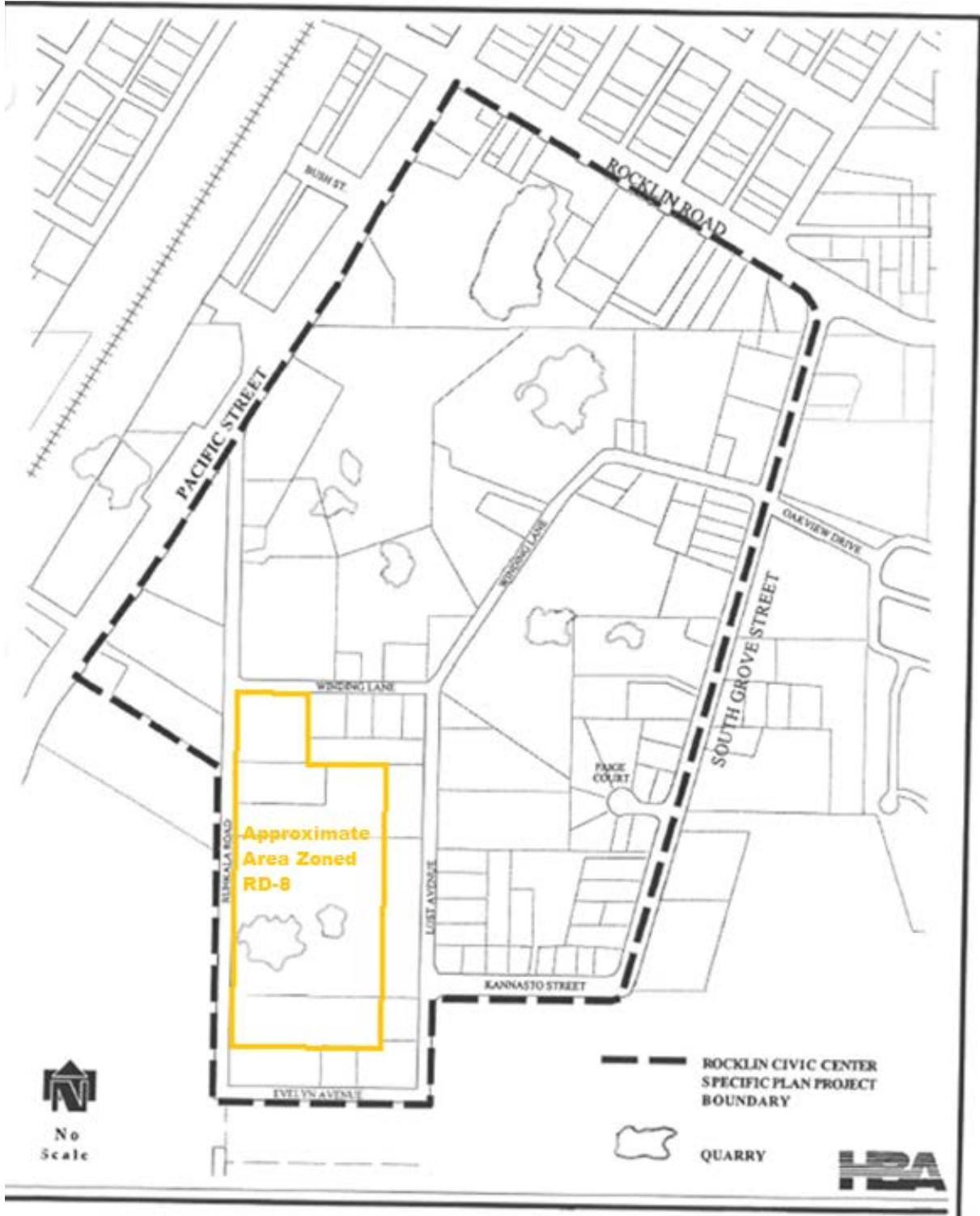
The applicant and owner is Greg Judkins of Riverland Homes, Inc.

**General Site Information**

The subject property is comprised of the existing Rocklin Civic Center General Development Plan area. See Figure 1.

Planning Commission Staff Report  
Re: Villages at Civic Center – Rocklin Civic Center  
October 17, 2017  
Page 2

Figure 1 – Project Area Map





*Planning Commission Staff Report*  
*Re: Villages at Civic Center – Rocklin Civic Center*  
*October 17, 2017*  
*Page 3*

In September 1996, City Council approved a Rezone and adoption of a General Development Plan for the Rocklin Civic Center (Ordinance 745). In September, 2005, the Rocklin Civic Center General Development Plan was amended via Ordinance 899 in conjunction with the approval of the Villages at Civic Center. That project provided for the creation of single family lots fronting on Lost Avenue and Evelyn Way and a multi-family townhouse project off of Ruhkala Road. Entitlements for the project included a Tentative Subdivision Map to create the proposed lots and a Design Review to approve the design of the townhouses.

Due to the recession and other factors the project has not been developed to date. While the tentative subdivision map remains valid the design review for the townhouses has expired. The first City-approved time extension for the tentative map was approved by the Council on September 26, 2017. Riverland Homes, Inc. recently purchased the project and is looking to move the project forward. As a part of that effort, they have been working with neighbors and the City for approval of minor substantial compliance changes to the tentative subdivision map. Concurrently, they have requested modifications to the development standards applicable to the RD-8 zone of the Civic Center General Development Plan area to allow for greater flexibility in the design of the townhouse. They have elected to move forward with a request for revisions to the RD-8 development standards in order to obtain certainty as to the standards that the townhome project will have to comply to.

The City Council recently adopted Architectural Districts and the majority of the Civic Center General Development Plan area is included in the Quarry District. Both the townhomes and the single family homes along Lost Avenue developed as a part of the Villages at Civic Center project will now require design review approval. After the City Council takes final action on this proposed development standards amendment, the proponent will move forward with development of designs for both the townhomes and the single family homes to be submitted for review and approval.

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

#### *General Plan*

The site is currently designated in the City's General Plan as Medium Density Residential (MDR) and Mixed Use (MU). The General Development Plan Amendment is consistent with the General Plan in that there would be no change to the density or uses allowed in the PD-8 zone.

#### *Zoning*

The RD-8 (PD-8) zone would remain consistent with the current General Plan designation with no change to the density or uses allowed, and would continue to

*Planning Commission Staff Report*  
*Re: Villages at Civic Center – Rocklin Civic Center*  
*October 17, 2017*  
*Page 4*

require that homes in the RD-8 zone be built in attached clusters of two to six units, but certain development standards would be modified to allow greater flexibility for home designs and give developers greater ability to respond to market demands when designing attached single family homes. The proposed amendment would remove a requirement for 50% of the units to be single story, correct an error regarding minimum versus maximum lot size, and require driveways to have a maximum length of 5 feet or not less than 18 feet (instead of 20 feet). See Attachment 1 for the proposed text revisions delineated by underline for new text and strikeout for removed text.

### **Findings and Conclusions**

- Staff supports the request to remove the maximum of 8 foot driveway length applicable only to the previously approved Villages at Civic Center Tentative Subdivision Map and the request for a reduced minimum driveway length of 18 feet from 20 feet in conjunction with the maximum length of 5 feet remaining. In recent years, the 5 feet maximum or 18 feet minimum driveway length standard has been applied consistently throughout the City for small lot detached and attached (e.g. townhome) single family zoning. Most recently, this driveway length standard was approved for Sierra Pine Subdivision (PD-8). This modification will encourage a greater variety of offsets as home plans with different features are developed and located on lots, thereby providing more flexibility and a greater variation of the house façades and the streetscape while discouraging parking on a short driveway (between 5 and 18 feet) where vehicles are likely to overhang the public right-of-way or internal path of travel.
- Staff supports the requested removal of the requirement for a maximum of 50% of the units within the overall project area and within a cluster of units to be two stories. This modification responds to the demand for single family homes with larger square footage on relatively small lots. Further, this restriction has not been applied in any other General Development Plans within the City.
- Staff recommends correcting the typographical error that was made to the Lot Size standard with the approval of Ordinance 899. In Ordinance 745, the Lot Size standard was Minimum Lot Area of 1,500 square feet. Ordinance 899 changed the lot size to 1,200 square feet and inadvertently changed 'Minimum' to 'Maximum' as evidenced by the discussion in the staff report, which described reducing the minimum lot size from 1,500 square feet to 1,200 square feet to better accommodate the housing product proposed for Villages at Civic Center project.
- The requested modifications would make the Rocklin Civic Center Plan more consistent with other similar zone districts throughout the City; encourage

*Planning Commission Staff Report  
Re: Villages at Civic Center – Rocklin Civic Center  
October 17, 2017  
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creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

### **Environmental Determination**

The proposed revisions to the Villages at Civic Center – Rocklin Civic Center General Development Plan are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3) and 15378 of the State CEQA Guidelines.

Attachment 1 – Proposed Rocklin Civic Center Amendment to the General Development Plan underline and strikeout version

*Prepared by Dara Dungworth, Senior Planner*

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Villages-Civic Center Plan PDG Amendment\Meeting Packets\PC - 10-17-17\01 Villages-Civic Center Plan Amend PDG2017-0005 PC SR - final.docx

**ATTACHMENT 1  
Rocklin Civic Center  
Amendment to General Development Plan**

The Rocklin Civic Center Plan is proposed to be amended as follows, using underline to indicate new text and ~~strikeout~~ to indicate text being removed:

PLANNED DEVELOPMENT-RESIDENTIAL (RD-8)

The PD-R (RD-8) single family townhouse ~~areas along Runkala Road~~ will be regulated by chapter 17.60 of the Zoning Ordinance. This area shall also observe the following development standards.

Maximum Dwelling Units per Acre	8
Housing Type	Units must be attached in clusters of two to six units
Maximum Height	
Primary Structures <del>(A maximum of 50% of the units within the overall project area and within a particular cluster of units are allowed to be two stories. A cluster of units is defined as on(e) building with 2 to 6 attached dwelling units.)</del>	30 feet-2 stories
Accessory Structures	14 feet
<del>Maximum</del> Minimum Lot Size	1,200 square feet
Maximum Total Project <u>(Lot)</u> Coverage	50%
Minimum Lot Width	30 feet interior 35 feet corner lots (20 feet 8 inches)**
Minimum Setbacks	
Front Garage (from interior street or driveway)	Maximum of 5 feet or not less than <del>20</del> <u>18</u> feet <del>(Max of 8 feet)</del> **
Front Dwelling Unit (from interior street or driveway)	5 feet
Project Perimeter	20 feet
Between Buildings	20 feet
Minimum Setback to a Designated Quarry*	25 feet

\* Applicable quarries are those quarries depicted on the Project Area Boundary Map, Figure 2.

\*\* Applicable only to Tentative Subdivision Map (SD-2004-08)

## RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE ROCKLIN CIVIC CENTER GENERAL DEVELOPMENT PLAN, ORDINANCES 745 AND 899, TO MODIFY CERTAIN DEVELOPMENT STANDARDS WITHIN THE PD-8 ZONE DISTRICT

(Villages at Civic Center – Rocklin Civic Center / PDG2017-0005)

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

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

A. The proposed revisions to the Villages at Civic Center – Rocklin Civic Center General Development Plan are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3) and 15378 of the State CEQA Guidelines.

B. The proposed amendment to the Rocklin Civic Center General Development Plan would modify certain development criteria applicable to homes built in the RD-8 (PD-8) zone district, superseding the RD-8 development standards of Ordinances 745 and 899.

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

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

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

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

G. The requested modifications would make the Rocklin Civic Center Plan more consistent with other similar zone districts throughout the City; encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The Planning Commission of the City of Rocklin hereby recommends City Council approval of the general development plan amendment in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this 17<sup>th</sup> day of October, 2017, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

## ATTACHMENT 1

## ORDINANCE NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING  
APPROVAL OF AN ORDINANCE AMENDING THE ROCKLIN CIVIC CENTER GENERAL  
DEVELOPMENT PLAN, ORDINANCES 745 AND 899, TO MODIFY CERTAIN DEVELOPMENT  
STANDARDS WITHIN THE PD-8 ZONE DISTRICT

(Villages at Civic Center – Rocklin Civic Center / PDG2017-0005)

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

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

A. The proposed amendment to the Rocklin Civic Center General Development Plan would modify certain development criteria applicable to homes built in the RD-8 (PD-8) zone district, superseding the RD-8 development standards of Ordinances 745 and 899.

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

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

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

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

F. The requested modifications would make the Rocklin Civic Center Plan more consistent with other similar zone districts throughout the City; encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

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

**Section 3. Environmental.** The proposed revisions to the Villages at Civic Center – Rocklin Civic Center General Development Plan are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3) and 15378 of the State CEQA Guidelines.

**Section 4. 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 5. 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 \_\_\_\_\_, 20\_\_\_\_, by the following vote:

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



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

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

\_\_\_\_\_  
Mayor

ATTEST:

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

First Reading:  
Second Reading:  
Effective Date:

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**EXHIBIT A**

**Rocklin Civic Center  
Amendment to General Development Plan**

The Rocklin Civic Center Plan is amended as follows:

**PLANNED DEVELOPMENT-RESIDENTIAL (RD-8)**

The PD-R (RD-8) single family townhouse will be regulated by chapter 17.60 of the Zoning Ordinance. This area shall also observe the following development standards.

Maximum Dwelling Units per Acre	8
Housing Type	Units must be attached in clusters of two to six units
Maximum Height	
Primary Structures	30 feet-2 stories
Accessory Structures	14 feet
Minimum Lot Size	1,200 square feet
Maximum Total Project (Lot) Coverage	50%
Minimum Lot Width	30 feet interior 35 feet corner lots (20 feet 8 inches)**
Minimum Setbacks	
Front Garage (from interior street or driveway)	Maximum of 5 feet or not less than 18 feet
Front Dwelling Unit (from interior street or driveway)	5 feet
Project Perimeter	20 feet
Between Buildings	20 feet
Minimum Setback to a Designated Quarry*	25 feet

\* Applicable quarries are those quarries depicted on the Project Area Boundary Map, Figure 2.

\*\* Applicable only to Tentative Subdivision Map (SD-2004-08)