

# A. LAND USE ELEMENT

## INTRODUCTION

The Land Use Element plays the central role in the General Plan. It establishes a pattern for land use development, and sets policy for population density and building intensity. The Land Use Element serves as the basis for determining service requirements, including plans for future streets and roads, water and sewer, schools, and police and fire protection services. It is the determining factor for the future transportation system, as well as future noise compatibility issues. These topics are addressed in the Circulation Element and the Noise Element, respectively.

The Land Use Element of many city and county general plans deals with growth and development. Although the City of Rocklin has undeveloped areas, almost all of these areas have been master-planned through a series of Planned Unit Developments referred to as “General Development Plans” under the Rocklin Zoning Ordinance. This limits the changes the City can make to the land use designations from the 1991 General Plan in the planning area.

As the City continues to develop, the land use decisions facing the community will evolve. There will be fewer instances in which large-scale residential development is proposed for vacant parcels, and more situations in which neighborhoods express concern regarding development proposals for specific smaller sites. With the City’s physical growth reaching the limits of its planning area, there will be less of a focus on large scale “planned developments” and more on the quality of the living environment within the city limits. The policies of the Land Use Element are designed to guide decisions regarding new development in existing developed areas (commonly referred to as “infill development”) and mixed use development (commercial and residential) using smart growth principles.

In addition to the goals and policies, the Land Use Diagram is a part of the Land Use Element. In this General Plan, the Land Use Diagram also depicts the Open Space Diagram. It is located in the pocket in the back cover of this document.

The Land Use Element also includes definitions of each land use designation, population density and building intensity standards, a description of the General Plan holding capacity, and the Zoning Compatibility Matrix. The State Office of Planning and Research’s General Plan Guidelines note that the Land Use Element should address the distribution of open space, mineral resources, recreation facilities, educational facilities, and public buildings and grounds. In the Rocklin General Plan, those topics are addressed in the Open Space, Recreation and Conservation Element.

## DESCRIPTION OF EXISTING CONDITIONS

### EXISTING LAND USE

The Rocklin planning area encompasses approximately 13,000 acres, or 21 square miles. The City’s planning area is defined as all of the area within the City boundaries (approximately 19.8

square miles), plus the additional 1.2 square miles outside the City boundaries that are included within the City's "Sphere of Influence." The Sphere of Influence is identified by the Placer County Local Agency Formation Commission as the area of probable physical boundaries and service area for the City of Rocklin. Any expansion of the Rocklin Sphere of Influence is unlikely to occur since it is constrained by the City limits of Lincoln to the north, Loomis to the east, and Roseville to the south and west. One unincorporated county "island" is located east of I-80.

Figure 3-1 in Chapter III shows the planning area boundary as well as the existing City limits (the incorporated area which makes up the City of Rocklin). Interstate 80 (I-80) and the Union Pacific Railroad tracks bisect the City and State Route (SR) 65 borders the west and southwest boundary of the City.

## LAND USE INVENTORY

The City of Rocklin has compiled an inventory of existing land uses. This information, which is available by Assessor's parcel number and street address, provides a parcel-by-parcel inventory of development status (vacant or developed) and development type (residential, mobile home, commercial, industrial, and other uses). This information is maintained by the Rocklin Community Development Department.

## REDEVELOPMENT

The City of Rocklin has an adopted Redevelopment Plan and a Redevelopment Project Area. The Redevelopment Plan, amended most recently in 2004, was prepared in conformance with California Community Redevelopment Law, Section 33000 *et seq.* of the Health and Safety Code. The Project Area, as shown on Figure 4-1, generally encompasses the area between Interstate 80 and Pacific Street between Sunset Boulevard and the Sierra College Boulevard interchange. It includes downtown Rocklin as well as the Sunset Plaza shopping center, the Civic Center Master Plan Area, the last active granite quarry (Big Gun), commercial properties along Granite Drive and I-80 east of Sierra Meadows Drive, as well as light industrial and residential areas. Existing land uses in the Project Area include residential; neighborhood, community and highway-oriented retail; downtown retail and office; service commercial; and industrial. Other land uses are churches and various public facilities, including government buildings, public rights-of-way and roads. A number of vacant industrial zoned parcels are located along Dominguez Road in partially developed industrial parks. Vacant commercial sites are located along commercial corridors.

The Redevelopment Plan includes the following goals:

- The elimination of environmental deficiencies in the Redevelopment Project Area, including, among others, small and irregular lots, incompatible and uneconomic land uses, obsolete and aged building types and land uses, and inadequate or deteriorated public improvements and facilities.

- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Redevelopment Project Area.
- The replanning, redesign, and development of undeveloped areas that are stagnant or improperly utilized.
- The strengthening of retail and other commercial functions in the downtown area.
- The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- The strengthening, expansion and diversification of the economic and employment base of the Redevelopment Project Area and the community by the installation of needed site improvements to stimulate new commercial and light industrial expansion, employment and economic growth, and through the facilitation of more year-round employment opportunities.
- The provision of adequate land for parking and open space.
- The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Redevelopment Project Area.
- The increase, improvement and/or preservation of the City's supply of housing for low- and moderate-income persons, through rehabilitation, reconstruction, new construction and other programs.
- The creation/enhancement of recreational and cultural opportunities available to the residents of the Redevelopment Project Area and the City.

Anticipated redevelopment programs and/or projects include Civic Center Master Plan infrastructure improvements; public parking improvements; quarry reclamation; water system improvements; Granite Drive improvements; a commercial rehabilitation program; Rocklin Road interchange improvements; Dominguez overpass improvements; Midas under-grounding or over-crossing; general drainage improvements; assistance in new affordable housing construction; Granite Drive/Sierra Meadows parcel consolidation; development impact fee assistance; traffic circulation system improvements; Safe Routes to School program; assistance to senior housing projects; improvements to public facilities including, but not limited to, parks , performing arts center, senior center, library, and community theater; Down Payment Assistance Programs (ongoing); and a housing rehabilitation program (ongoing).

## SPECIAL PLANNING AREAS

The City has established a number of special planning areas as part of the community planning process. These areas include:

**Rocklin Downtown Revitalization Plan and Downtown Plan Update:** The Downtown Revitalization Plan area is generally defined as the area abutting Rocklin Road west of I-80 to Front Street and Pacific Street from Midas Avenue to Farron Street. The Plan, adopted in 1988, guides physical improvements in downtown Rocklin. The Plan seeks to enhance the potential for economic development in the downtown area. The Plan contains guidelines for public and private improvements relating to land use, circulation, parking, streetscape, architecture, lighting, signage and historic preservation.

In February 2005 the City initiated a new planning effort to update the vision for development in the Downtown Rocklin Area. The focus of the new plan is to address land use mix (particularly providing for more residential living units incorporated in commercially designed projects), parking, pedestrian movement, traffic and circulation, add more specificity regarding the design of buildings and features and address promotion opportunities to provide a clear and strong economic identity to the core downtown area. After review of conceptual versions of the new Downtown Rocklin Plan in 2006, the City Council and the Planning Commission directed staff to incorporate key portions of the new Downtown Rocklin Plan concepts including land use densities and intensities into the General Plan Update. The more detailed components of the Downtown Plan Regulating Code and Implementation Strategy are also being finalized and processed as separate planning documents. Once completed, these documents will supersede the 1988 Downtown Revitalization Plan.

**Rocklin Civic Center Plan:** This Plan expanded the Civic Center into areas designated under the 1991 Rocklin General Plan and originally included Medium Density Residential, Medium High Density residential, and Retail Commercial uses for the purpose of supporting development of governmental operations and recreational and cultural facilities. The Plan, adopted in 1996, also included an amendment to the City's Circulation Element. Due to some areas of overlap between the Civic Center Plan and the area addressed in the Downtown Plan Update (2009), the portions of the Civic Center Plan dealing with commercial development will be superseded by the Downtown Plan Update and identified with a Mixed Use land use designation to separate and create consistency between the two plans. The resultant Civic Center Land Use Plan consists of only residential designations and is shown in Figure 4-2.

**Front Street Historical Area Master Plan:** The Front Street Historical Area Master Plan was adopted in 1982, with the intent to preserve and enhance structures located within the City's historical area, and to guide further development. The area where this Master Plan applies has been designated as H-D (Historic District) on the City's zoning map. The Plan identified permitted uses in the area, established the Front Street Historic Committee, and established architectural styling and design criteria. The Front Street Historical Area Master Plan will be modified as necessary to ensure consistency with the new Downtown Rocklin Plan.

## COMMUNITY DESIGN

### Design Review

The City of Rocklin Zoning Ordinance provides for design review for multiple-family, commercial and industrial developments through application of a Design Review procedure.

Due to the size, bulk, and height of many multiple-family, commercial and industrial developments, the ordinance is intended to assure that project designs make the most efficient use of available resources and are consistent with existing uses. The City established a Design Review Board to be appointed by the Mayor, with the concurrence of the City Council. The Planning Commission is currently the designated Design Review Board. The Design Review Board must approve permits for new structures, alterations or remodeling and some single family dwellings and associated accessory structures. The Design Review Board reviews site plans, parking, lighting, signs, fencing, building elevations, materials, color scheme, landscape plans, and preliminary grading plans. The criteria considered by the Design Review Board include:

- Compatibility of height and scale of structures, including signs, with the surrounding area;
- Preservation of natural topographic patterns and their incorporation into site plans;
- Preservation of oak trees;
- Orientation of structures to conserve energy;
- Compatibility of different architectural styles;
- Orientation and intensity of lighting;
- Variable siting of individual structures;
- Avoidance of monotony of texture, building lines or mass;
- Avoidance of blank walls;
- Variation in roof planes and exterior building walls;
- Screening of roof flashing, rain gutters, vents, and roof-mounted mechanical equipment;
- Signage guidelines;
- Parking and landscaping guidelines.

The City has also adopted general development plans that include design guidelines or design criteria that apply to specific projects. These include, but are not limited to: Whitney Oaks, Clover Valley Lakes, Granite Lakes Estates, Mansion Oaks, commercial property on Sunset Boulevard between Third and Whitney, Stanford Ranch, Granite Tech Center, the Highlands, the North West Rocklin Annexation Area, the Rocklin Crossings Shopping Center, the Rocklin Commons Shopping Center, and the Sunset West development.

### Visual Survey

The City of Rocklin and the Rocklin planning area can be characterized as scenic, stimulating, and contrasting. Topography varies from flat to hilly, with low lying areas, bluffs, ravines and creeks. Some areas are still undeveloped and feature oak woodlands and riparian areas. Sweeping vistas across low lying areas and ravines are common throughout the planning area. Urbanized residential areas feature large newer homes in planned developments set in rolling topography, and older residential areas exist in both flat and hilly areas. The circulation system in the hillier portions of the City generally follows the topography, with curvilinear streets.

The original development area is located in the center of the City, and is referred to as Central/Downtown Rocklin. This area is laid out in a grid street pattern, and includes most of the City's historical structures, including buildings made from native granite. The City has implemented a downtown beautification plan with streetscape improvements, including decorative walkways and landscaped medians. More contemporary commercial areas are found

in locations throughout the planning area, including Stanford Ranch, Sunset West and the Granite Drive/Sierra Meadows community area. The Redevelopment Project Area encompasses the older areas of the City, and is characterized by some visual blight (vacant buildings, lack of landscaping, buildings in need of rehabilitation).

The historic Union Pacific rail line corridor passes through Central Rocklin. Typical of most older rail corridors, it does not always showcase the most attractive side of the community. Uses along the corridor include older commercial and industrial areas, vacant lots and scattered residences. In the Central Rocklin area, the appearance of portions of the corridor has been upgraded through various efforts directed at downtown revitalization and redevelopment.

Other industrial uses are concentrated mainly near the Union Pacific Railroad tracks, which bisect the planning area. Interstate 80 also bisects the planning area in a southwesterly to northeasterly direction, while State Route 65 forms one of the City's southerly and westerly boundaries.

Another visual feature that is relatively unique to Rocklin is the existence of granite quarries, many with associated ponds.

Open space in the Rocklin planning area consists primarily of large swaths of native vegetation and riparian areas which have been set aside as part of planned developments, often running through the middle of these developments, and used by residents for walking and other recreational activities. Developed parks are also interspersed throughout the neighborhoods of Rocklin. Two golf courses serve as important open space features located throughout the City, serving both as views from other vantage points and as areas from which views can be observed.

Scattered pockets of rural residential development exist throughout the planning area. The area east of I-80 and north of Rocklin Road encompasses rural residential areas, as well as the Sierra Community College campus.

The urbanized area of Rocklin is generally not visible from I-80 and State Route 65. Typical views from these transportation corridors include rolling oak woodlands, the rear yards of some residential areas, sound walls, and some commercial uses located along the south side of Granite Drive. Many of the major arterial roads, especially in more recently developed areas, offer sweeping vistas across canyons and views of bluffs. Maintaining these open vistas as additional planned development occurs will be an ongoing challenge to the City.

The intensity of night lighting within the planning area varies from very low in residential and rural residential areas to relatively high in commercial centers, the Central Rocklin area and along Rocklin Road. It is anticipated that lighting intensity levels in newly developed areas, while increasing from current levels due to street lighting and new commercial uses, will remain relatively low due to use of contemporary lighting fixtures that shield and direct lighting downward.

Photoplates 1 through 8 illustrate many of the features described above.

## FUTURE LAND USE PATTERNS

The Land Use Diagram included in the pocket inside the back cover of this General Plan depicts the major land use categories of residential, commercial, industrial, public, and recreation/conservation, as well as mixed use categories. These basic categories are classified in greater detail and defined in Table 4-1.

## POPULATION DENSITY AND BUILDING INTENSITY STANDARDS

A general plan must contain standards for population density. Quantifiable standards of population density must be provided for each of the land use categories contained in the plan. Population density is best expressed as the relationship between two factors: the number of dwellings per acre, and the number of residents per dwelling. Population density standards are set forth in Table 4-1.

A general plan must also contain standards for building intensity. Local general plans must contain quantifiable standards of building intensity for each land use designation. These standards should define the most intensive use that will be allowed under each designation. While the land use designation identifies the type of allowable uses, the building intensity standard defines the concentration of use. Maximum dwelling units per acre is used as the standard for residential uses. Floor area yield (the percentage of building floor area to the total site area) is the standard used for commercial, industrial and public/quasi-public intensity. Building intensity standards are set forth in Table 4-2.

| Table 4-1<br>Summary of Land Use Designations and Population Density Standards |  |   |  |                                      |
|--|--|---|--|--------------------------------------|
| Land Use Designation   | Purpose  | Character   | Density <sup>1/</sup>  | Population <sup>2/</sup><br>Per Acre |
| Rural Residential  | <p>A. Provide areas for residential development compatible with the rural character and life style.</p> <p>B. Establish density patterns related equally to the physical and man-made characteristics of the land.</p>   | Large lot rural residential area on parcels ranging from one to ten acres.          | Minimum 1 acre lots  | Three or less                        |
| Low Density Residential  | <p>A. Provide areas for single family residential estate sized lots, compatible with a semi-rural setting.</p> <p>B. Establish density patterns which relate to both the physical and man-made characteristics of the land.</p>  | Residential estate areas on parcels ranging from 12,500 sq. ft. to one acre.        | <p>Minimum lots from 12,500 sq. ft. to 1 acre</p> <p>1-3.4 du/ac</p>           | 3-9                                  |
| Medium Density Residential   | <p>A. Provide areas for single family homes on urban lots, including townhouses and condominiums.</p> <p>B. To allow for accessory uses and non-residential uses, compatible with single family neighborhoods.</p> <p>C. To discourage non-residential uses which are incompatible with single family neighborhoods.</p> | Areas where single family residential structures do not exceed 2 stories in height. | <p>Minimum lots from 5,000 sq. ft. to 12,500 sq. ft.</p> <p>3.5-8.4 du/ac.</p> | 9-21                                 |

| Table 4-1<br>Summary of Land Use Designations and Population Density Standards |  |   |                       |                                      |
|--|--|---|-----------------------|--------------------------------------|
| Land Use Designation   | Purpose  | Character   | Density <sup>1/</sup> | Population <sup>2/</sup><br>Per Acre |
| Medium High Density Residential  | A. Provide areas for multi-family homes, including duplexes, triplexes, apartments, townhouses and condominiums.   | Areas where single family and multi-family residential structures are located in close proximity to commercial and public facilities.                 | 8.5-15.4 du/ac.       | 22-40                                |
| High Density Residential   | A. Provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses. | Areas of multiple family development in close proximity to commercial and public facilities, arterial and collector streets and other intensive uses. | 15.5+ du/ac.          | 40+                                  |

**Table 4-1  
Summary of Land Use Designations and Population Density Standards**

| Land Use Designation | Purpose   | Character  | Density <sup>1/</sup>  | Population <sup>2/</sup><br>Per Acre   |
|----------------------|---|--|--|--|
| Mixed Use            | <p>A. Provide for land use patterns and mixed use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities.</p> <p>B. Support development and redevelopment or revitalization of areas that are in decline or economically underutilized.</p> <p>C. Promote economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community.</p> <p>D. Enhance activity or vitality by extending site occupancy and consumer activity outside of standard operating hour, where considered desirable.</p> <p>E. Intensify land uses and transit oriented development at appropriate locations. Mixed use development is anticipated to be concentrated in the Downtown Rocklin Area, although other locations may be considered along primary arterials or as a beneficial transition between differing land use types.</p> | <p>Areas where non-residential (i.e., office, retail, service, civic, cultural, entertainment and other similar uses) and residential are permitted to be mixed, and typically include medium high density to high density residential land uses within the same building, lot, block or designated project. No individual parcel which has a Mixed Use land use designation is required to build a specific ratio of residential to non-residential. Mixed Use designated parcels may be all residential, all non-residential, or a mix of residential and non-residential uses. As a mixed use area develops the City shall ensure that there is ultimately a mix of residential and non-residential uses.</p> | <p>10 to 40 dwelling units per acre and 0.25 to 1.6 FAR</p> <p>Non-Residential Building Intensity-Varies (Floor Area Yield between 25% and 160% depending upon the location)</p> | <p>26 – 104 persons per acre</p> <p>(Population varies with allowed residential density)</p> |

<sup>1/</sup> Under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size.

<sup>2/</sup> An average population per household of 2.6 has been assumed for General Plan purposes.

| Table 4-2<br>Summary of Building Intensity Standards |  |   |   |
|--|--|---|---|
| Land Use Designation                                 | Purpose  | Character   | Building Intensity <sup>1/</sup>  |
| Retail Commercial                                    | <p>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.</p> <p>B. To provide areas for retail and service establishments intended to meet daily convenience needs of residential areas.</p> <p>C. To provide areas for highway traveler services and uses normally associated with travelers and vacationers.</p> | Retail trade services that should be grouped for comparison shopping. Easily accessible, compatible and geared for the neighborhood local and regional needs. Also highway commercial uses geared for tourist or highway travel.  | <p>Minimum lot area 6,000 to 20,000 sq. ft.</p> <p>Floor area yield = 25% of lot area</p> |
| Service Commercial                                   | <p>A. To provide areas suitable for retail, wholesale, heavy commercial, and service establishments where they will not adversely affect surrounding properties.</p>   | Commercial activities in which the function performed is of equal or greater importance than the product traded, or which, due to space requirements or the distinctive nature of the operation, are not compatible with or usually located in retail commercial areas. | <p>Minimum lot area 7,000 to 20,000 sq. ft.</p> <p>Floor area yield = 25% of lot area</p> |
| Business-Professional                                | <p>A. To provide for the concentration of professional office development for their mutual benefit and convenience, as well as public convenience.</p>   | Professional office development. Compatible commercial and quasi-public uses can be concentrated for public convenience and mutual benefit.   | <p>Minimum lot area 6,000 to 9,000 sq. ft.</p> <p>Floor area yield = 25% of lot area</p>  |

| Table 4-2<br>Summary of Building Intensity Standards     |   |  |  |
|--|---|--|--|
| Land Use Designation                                     | Purpose   | Character  | Building Intensity <sup>1/</sup>   |
| Business Professional/<br>Commercial                     | <p>A. To preserve flexibility in the marketing and development process by making land available for a variety of business/professional office and retail commercial development.</p> <p>B. The use of innovative development and planning techniques to promote flexibility in land use is encouraged.</p>  | Professional office development. Compatible commercial and quasi-public uses can be concentrated for public convenience and mutual benefit.  | <p>Minimum lot area determined by PD zone</p> <p>Floor area yield = 25% to 35% of lot area</p> |
| Business Professional/<br>Commercial/Light<br>Industrial | <p>A. To create employment centers and preserve flexibility in the marketing and development process by making land available for a variety of business/professional office, retail commercial and restricted non-intensive manufacturing and storage facilities.</p> <p>B. The use of innovative development and planning techniques to promote flexibility in land use is encouraged.</p> | Professional office development. Compatible commercial (i.e., retail and service oriented establishments) quasi-public, and non-intensive manufacturing and storage facilities concentrated for public convenience and mutual benefit. | <p>Minimum lot area determined by PD zone</p> <p>Floor area yield = 25% to 50% of lot area</p> |
| Light Industrial   | <p>A. To provide areas for the concentration of light industrial uses as supportive uses to heavy industrial areas.</p> <p>B. To protect adjacent land uses from harmful influences, and to prevent the intrusion of incompatible uses into industrial areas.</p>   | Areas of restricted, non-intensive manufacturing and storage facilities which do not have significant detrimental effects upon immediately surrounding properties or the general environment of the planning area.                     | <p>Minimum lot area 20,000 sq. ft.</p> <p>Floor area yield = 50% of lot area</p>               |

| Table 4-2<br>Summary of Building Intensity Standards |   |   |   |
|--|---|---|---|
| Land Use Designation                                 | Purpose   | Character   | Building Intensity <sup>1/</sup>                                |
| Heavy Industrial                                     | <p>A. To provide areas to concentrate large scale industrial and manufacturing uses to enable efficient use of transportation, circulation and energy facilities.</p> <p>B. To protect adjacent land uses from harmful influences and to prevent the intrusion of incompatible land uses into industrial areas.</p> | Areas designated for full range of manufacturing, processing, fabrication and storage activities which do not create nuisances that extend beyond the boundaries of the heavy industrial area in which the industry is located. | <p>Minimum 1 acre</p> <p>Floor area yield = 50% of lot area</p> |
| Recreation/<br>Conservation                          | <p>A. To provide land to be used for active and passive recreation.</p> <p>B. To designate land to be preserved for future recreational use.</p> <p>C. To protect land having important environmental and ecological qualities.</p>   | Area of existing or future recreational use primarily related to outdoor facilities; areas of important environmental or ecological qualities.  | Not applicable  |
| Public Quasi-Public                                  | <p>A. To identify existing land and structures committed to public agency uses.</p> <p>B. To provide areas for development of future public facilities to meet public needs.</p>  | Public facilities of a neighborhood, community or regional nature.  | Not applicable  |

<sup>1/</sup> Under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size.

## GENERAL PLAN HOLDING CAPACITY

Based on available land and densities identified in this General Plan for the incorporated area and all other areas within the City’s Sphere of Influence likely to be annexed, the total eventual population of the City at “buildout” is estimated to be 76,136. Buildout will occur when all property designated for residential uses within the City’s Sphere of Influence has been annexed, and all properties have been developed with some use. Buildout does not preclude intensification of uses within the City.

In 2008, the City re-calculated its land use data as part of the General Update process and estimated the number of housing units at full buildout including the a combination of residential land use increases and decreases as well as intensification of land uses in the Downtown Rocklin Area. The updated estimate for residential buildout is approximately 29,283 housing units. This represents an increase of 1,505 units over the previous estimate (1994) of 27,778.

Population at buildout is estimated by multiplying the number of housing units by the estimated number of persons per household. For purposes of this General Plan, the assumed average number of persons per household in Rocklin is 2.6. Based upon that assumption, the City’s population at buildout would be 76,136 ± (2.6 multiplied by 29,283 housing units).

Since there is no certainty with regard to the actual pace of population growth, it is useful to develop population projections based on a low, mid-range and high growth scenario. Table 4-3A provides a range of growth scenarios. The low growth scenario assumes that residential building permits issued will average 200 dwelling units per year. The mid-range growth scenario assumes that residential building permits issued will average 400 dwelling units per year. The high-growth scenario assumes that residential building permits issued will average 600 dwelling units per year. For planning purposes, the City has assumed that the mid-range growth scenario is most likely over the buildout horizon. However, the effect of the prolonged economic downturn beginning in 2007 is still evolving, making both residential and non-residential absorption rates difficult to predict.

| Year              | Number of Housing Units | Population Projection Assuming 200 du’s per year | Number of Housing Units | Population Projection Assuming 400 du’s per year | Number of Housing Units | Population Projection Assuming 600 du’s per year |
|-------------------|-------------------------|--|-------------------------|--|-------------------------|--|
|                   | Low Projection          | Low Projection                                   | Mid-Range Projection    | Mid-Range Projection                             | High Projection         | High Projection                                  |
| 2008 <sup>1</sup> | 21,036                  | 53,843   | 21,036                  | 53,843   | 21,036                  | 53,843   |
| 2010              | 21,436                  | 55,734   | 21,836                  | 56,774   | 22,236                  | 57,814   |
| 2015              | 22,436                  | 58,334   | 23,836                  | 61,974   | 25,236                  | 65,614   |
| 2020              | 23,436                  | 60,934   | 25,836                  | 67,174   | 28,236                  | 73,414   |
| 2025              | 24,436                  | 63,534   | 27,836                  | 72,374   | 29,283 <sup>2</sup>     | 76,136   |
| 2030              | 25,436                  | 66,134   | 29,283 <sup>3</sup>     | 76,136   |                         |  |
| 2035              | 26,436                  | 68,734   |                         |  |                         |  |
| Buildout          | 29,283                  | 76,136   |                         |  |                         |  |

<sup>1/</sup> 2008 figures for population and number of households is based upon California Department of Finance (DOF) E-5 Report “City/County Population and Housing Estimates”, January 2008.

<sup>2/</sup> Residential buildout would occur at 2021.

<sup>3/</sup> Residential buildout would occur at 2028.

Table 4-3B presents non-residential development in the City of Rocklin between 2008 and buildout.

In order to project buildout of non-residential development, the City estimated the annual average absorption rate (historic) for each land use category based upon an annual average of the actual growth that has occurred between 1992 and 2008. The timeframe selected includes both slow and high growth cycles and would therefore normally be considered a reasonable estimate for purposes of these projections. However, the pace of both residential and non-residential growth has slowed significantly since 2008 and the timing for a rebound of growth in these sectors is unknown.

The historic average annual growth for non-residential development between 1992 and 2008 is as follows:

- Retail – 140,975 square feet per year.
- Office – 54,931 square feet per year.
- Industrial – 72,076 square feet per year.

Based upon the assumption that non-residential development absorption in Rocklin will continue to occur at rates that are similar to or slower than the trends shown above, buildout of non-residential development, particularly retail and office uses, is anticipated to occur well beyond the General Plan horizon year of 2030. In contrast, buildout of residential development within the City would occur by the year 2028 under the mid-range scenario.

It should also be noted that the development of key non-residential growth catalysts (i.e., the recently completed construction of an interchange at State Route 65/ Sunset Boulevard and improvements to the freeway interchange at Sierra College Boulevard/I-80, and the future construction of an interchange at State Route 65/Whitney Ranch Parkway) has the potential to generate accelerated absorption of retail and office land uses in the vicinity of those facilities at the time those improvements are completed. The effect of those growth catalysts on non-residential absorption rates have not been factored into the data presented in Table 4-3B.

| Table 4-3B<br>City of Rocklin - Non-Residential Growth |                  |                   |                   |                   |
|--|------------------|-------------------|-------------------|-------------------|
| Land Use   | 1992             | 2008              | 2030              | Buildout          |
| Retail and Commercial Centers                          | 819,000          | 3,074,600 sq. ft. | 6,176,050         | 8,893,700         |
| Office   | 188,000          | 1,066,900 sq. ft. | 2,275,748         | 7,043,300         |
| Industrial   | 1,890,000        | 3,053,300 sq. ft. | 4,652,832         | 5,099,000         |
| <b>Total</b>   | <b>2,897,000</b> | <b>7,194,800</b>  | <b>13,104,630</b> | <b>21,036,000</b> |

## ZONING COMPATIBILITY MATRIX

Zoning is generally considered to be the primary tool for implementing the General Plan. State law requires that the City's Zoning Ordinance be consistent with the General Plan. This means that the land uses allowed by the Zoning Ordinance must be compatible with the goals, policies and land uses specified in the General Plan.

The consistency of existing City zoning categories with General Plan land use designations is presented in Table 4-4.

**Table 4-4  
Zoning Consistency Matrix**

| General Plan<br>Land Use<br>Designation           | Zoning Code |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    |   |
|---|-------------|-----|------|------|------|-------|---------|-------|-------|-------|--------|--------|------|------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|---|
|   | R-2         | R-3 | R1-5 | R1-6 | R1-7 | R1-10 | R1-12.5 | R1-15 | RE-20 | RE-30 | RE-1AC | RE-2AC | RA-3 | RA-5 | RA-10 | B-P | H-D | C-1 | C-2 | C-3 | C-4 | C-H | M-1 | M-2 | O-A | PD |   |
| High Density Residential                          |             | ●   |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Med. High Density Residential                     | ●           | ●   |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Medium Density Residential                        |             |     | ●    | ●    | ●    | ●     | ●       |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Low Density Residential                           |             |     |      |      |      |       | ●       | ●     | ●     | ●     | ●      |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Rural Residential                                 |             |     |      |      |      |       |         |       |       |       | ●      | ●      | ●    | ●    | ●     |     |     |     |     |     |     |     |     |     |     |    | ● |
| Mixed Use   |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Business-Professional                             |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       | ●   |     | ●   |     |     |     |     |     |     |     |    | ● |
| Business Professional/Commercial                  |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Business Professional/Commercial/Light Industrial |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     |    | ● |
| Retail Commercial                                 |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       | ●   | ●   | ●   | ●   |     | ●   | ●   |     |     |     |    | ● |
| Service Commercial                                |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     | ●   | ●   | ●   | ●   |     |     |     |    | ● |
| Light Industrial                                  |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     | ●   |     |     |    | ● |
| Heavy Industrial                                  |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     | ●   |     |    | ● |
| Recreation-Conservation                           |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     | ●  | ● |
| Public & Quasi-Public                             |             |     |      |      |      |       |         |       |       |       |        |        |      |      |       |     |     |     |     |     |     |     |     |     |     | ●  | ● |

● Denotes zoning is consistent with General Plan Land Use designation.

## LAND USE ELEMENT GOALS AND POLICIES

**GENERAL LAND USE GOAL:** To promote orderly and well-planned development that enhances the City of Rocklin.

### General Land Use Policies

- LU-1 Promote flexibility and innovation in new development through the use of planned unit developments, development agreements, specific plans, mixed-use projects, and other innovative design and planning techniques.
- LU-2 Encourage a variety of building sites, building types, and land use concepts in Medium High and High Density Residential, commercial, and industrial areas that are located along major streets, rights of way, and highways/freeways.
- LU-3 Apply a mixed-use (residential/commercial or office) land use category or overlay within the Downtown Rocklin Plan area and other appropriate locations in the City of Rocklin.
- LU-4 Utilize techniques that minimize the adverse effects of light and glare on surrounding properties, and incorporate dark sky concepts to the extent practicable.
- LU-5 Encourage residential, commercial, and industrial development projects to be designed in a manner that effectively protects existing oak trees designated to be retained through the development review process.

**GOAL FOR RESIDENTIAL LAND USE:** To designate, protect, and provide sufficient land to meet residential development needs and to preserve and protect existing residential neighborhoods.

### Policies for Existing Residential Land Use

- LU-6 Buffer residential areas from land use impacts of adjacent non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.
- LU-7 Preserve and enhance the quality of existing residential areas by continuing to provide high-quality public services, by rehabilitating useful structures and by removing substandard units.
- LU-8 Continue programs for the prevention of blight, utilizing public and private resources such as code enforcement, neighborhood rehabilitation programs, and Redevelopment Agency actions.
- LU-9 Encourage active involvement by individuals and citizen organizations in maintaining and upgrading existing residential neighborhoods.

LU-10 Encourage preservation and adaptive reuse of significant historic structures and sites.

LU-11 Encourage infill residential development that is in keeping with the character and scale of the surrounding neighborhood, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

### Policies for New Residential Land Use

LU-12 Provide a variety of residential land use designations that will meet the future needs of the City.

LU-13 Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

LU-14 Buffer residential land uses locating adjacent to non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.

LU-15 Restrict single family residential units proposed to be located adjacent to non-residential land uses to a single story where appropriate.

LU-16 To the extent feasible, require that new development in areas contiguous to neighboring jurisdictions be compatible with those existing land uses.

LU-17 Designate residential land according to the following densities:

|                     | <u>Dwelling Units Per Gross Acre</u> |
|---------------------|--------------------------------------|
| Rural               | Less than 1                          |
| Low Density         | 1-3.4                                |
| Medium Density      | 3.5-8.4                              |
| Medium High Density | 8.5-15.4                             |
| High Density        | 15.5 +                               |
| Mixed Use           | 10.0-40 *                            |

Dwelling units will be rounded to the nearest tenth.

(Land use projects that propose fewer or more units than the designated residential land use density ranges allowed shall be considered inconsistent with the General Plan.)

\* Density in this designation is typically calculated using net acreage. No individual parcel which has a Mixed Use land use designation is required to build a specific ratio of residential to non-residential development. Mixed Use designated parcels may be all residential, all non-residential, or a mix of residential and non-residential uses. However, if residential uses are developed, they must be within the density range assigned to the Mixed Use category as noted above.

LU-18 Establish residential design standards for planned unit developments, especially for hillsides and other unique areas, to reduce the impact of new development on the existing natural terrain and built environment.

LU-19 Require projects that are approved on severe slopes (25 percent or greater) to establish grading design guidelines with their development application.

LU-20 Encourage Medium High and High Density Residential uses to locate near major arterial and/or collector streets.

LU-21 Maintain development standards unique to Central Rocklin that encourage residential development on infill parcels, including affordable housing, while maintaining compatibility with existing residential land uses.

LU-22 Encourage neighborhood and community access through design that interconnects streets and pedestrian and bicycle pathways, allowing social interaction; access to schools, neighborhood and community parks and other open space areas; and the efficient movement of service and emergency vehicles.

LU-23 Prohibit gated roads that would adversely affect vehicular, bicycle and pedestrian circulation, discourage the interconnection of neighborhoods, or hinder access to public facilities and lands.

NOTE: IN ADDITION TO THE ABOVE GOAL AND POLICIES, THE HOUSING ELEMENT CONTAINS HOUSING GOALS, POLICIES AND ACTIONS TO ASSURE A VARIETY OF HOUSING TYPES, PROVIDE FOR STRUCTURALLY SOUND HOUSING, ENCOURAGE THE PRESERVATION OF EXISTING HOUSING AND THE CONSTRUCTION OF NEW HOUSING TO MEET THE NEEDS OF ALL INCOME GROUPS, AND ENSURE THAT HOUSING OPPORTUNITIES ARE OPEN TO ALL PEOPLE.

**GOAL FOR MIXED LAND USES:** To create unique pedestrian oriented areas that successfully integrate employment, shopping, housing, social and cultural activities.

### Policies

LU-24 Encourage mixed commercial, office, and residential land uses within the Downtown Rocklin Plan Area and other areas outside of Downtown if appropriate.

LU-25 Encourage mixed use developments to locate near major arterial and/or collector streets.

LU-26 Allow a variety of compatible commercial, service and residential uses that will contribute to an active pedestrian environment.

LU-27 Allow professional offices in mixed use projects to increase employment and daytime activity in those areas.

LU-28 Allow uses in mixed use projects that will generate activity during evenings, nights and weekends including restaurants, cafes, nightclubs, and theaters, where appropriate.

LU-29 Allow a variety of housing opportunities within mixed use projects to add activity and vitality within those neighborhoods.

LU-30 Incorporate natural features, public spaces and plazas within mixed use areas to create focal points and areas for gathering.

**GOAL FOR COMMERCIAL LAND USE:** To retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future City needs.

### Policies

LU-31 Promote and renew as needed, the Pacific Street, Rocklin Road, Sunset Boulevard, Granite Drive, Lone Tree, Blue Oaks and the Highway 65 corridor business districts in order to provide diversified business opportunities and greater pedestrian orientation.

LU-32 Designate sufficient commercial land to meet the future needs of the City, including sites that will promote pedestrian access from neighborhoods.

LU-33 Ensure that adequate parking and vehicle, bicycle and pedestrian access are included in approved commercial development plans.

LU-34 Encourage pedestrian oriented plazas, walkways, bike trails, bike lanes and street furniture within commercial developments.

LU-35 Maximize internal vehicular, pedestrian and bicycle connections between adjacent commercial developments.

LU-36 Minimize conflicts between new commercial land uses and other land uses, such as residential, park, and recreational uses.

LU-37 Require that commercial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.

LU-38 Maintain development standards, including off-site parking provisions, unique to the Downtown Rocklin Plan Area along streets such as Pacific Street from Midas Avenue to Farron Street, Front Street, Rocklin Road and Railroad Avenue.

LU-39 Implement the Downtown Rocklin Plan to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and promotion opportunities to provide a clear and strong economic identity to the core downtown area.

LU-40 Encourage private development of property owned by Union Pacific Railroad adjacent to their right-of-way, unless otherwise needed for public purposes, in accordance with the Downtown Rocklin Plan and Redevelopment Plan.

LU-41 Encourage development of vacant lands and rehabilitation of existing buildings within the Historical District of Rocklin along Front Street between Rocklin Road and Farron Street.

LU-42 Encourage the development of regional shopping facilities within the City of Rocklin.

LU-43 Attract job generating land uses that will provide a variety of employment opportunities for those who live, or are likely to live, in the community or South Placer subregion.

LU-44 Continue programs that promote commercial and professional office uses to locate in Rocklin in areas designated for those purposes.

**GOAL FOR INDUSTRIAL LAND USE:** To designate sufficient land for existing and new industrial uses compatible with the existing community.

#### Policies

LU-45 Promote and renew the industrial areas along Delmar Avenue, Dominguez Road, Anthony Court and Pacific Street to provide for diversified industrial business opportunities.

LU-46 Require that industrial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.

LU-47 Encourage industrial land uses that are consistent with the character and scale of the existing community and do not pose a hazard.

LU-48 Designate land for industrial uses sufficient to meet future City needs.

LU-49 Review the BP/COM/LI land use designation on a regular basis and make modifications necessary to ensure an appropriate balance between business professional, commercial, and light industrial uses.

**GOAL FOR ROCKLIN GOVERNMENT CENTER AND CIVIC CENTER AREA LAND USE:** To create and maintain a government center adjacent to the Civic Center area of Rocklin to serve the City of Rocklin at its expected buildout population, while maintaining the ambience, character and scale of Central Rocklin.

#### Policies

- LU-50 Implement complimentary design concepts for all buildings, structures, driveways, parking areas, parks and landscaping within the government center area.
- LU-51 Enhance and preserve the special natural features of the Central Rocklin, Downtown Rocklin Plan and Civic Center area to the extent feasible, including oak trees, quarries and rock outcrops.
- LU-52 Ensure that residential infill development in the Civic Center area takes into consideration preservation of unique natural features and historic resources.
- LU-53 Utilize the planned development procedure for new residential projects in the Civic Center area.
- LU-54 Ensure that the spacing, scale, mass, height, exterior materials and architectural design of new residential uses in Central Rocklin complement existing residential structures and the Civic Center Plan.
- LU-55 Ensure that design guidelines for the Downtown Rocklin Plan are compatible with concepts for the Civic Center area.
- LU-56 Encourage pedestrian oriented plazas, walkways, bike trails, bike lanes and street furniture within the Civic Center area and connections to other community areas.

**GOAL FOR LAND OUTSIDE THE CITY LIMITS:** To retain rural designations for land on the periphery of the City limits but within the planning area, until annexed to the City.

### Policies

- LU-57 Urge Placer County to maintain low density rural land use designations and large parcel zoning in areas that have the potential to impact the City.
- LU-58 Discourage residential, commercial, or industrial development at urban densities or intensities in areas on the periphery of the Rocklin planning area, unless public services can be provided and annexation is accomplished to an appropriate city.
- LU-59 Promote commercial and industrial development within the City limits as more efficient, economical, and desirable than development outside the City limits.
- LU-60 Oppose land uses proposed in areas outside the City limits that would be incompatible with existing or planned land uses within the City, or do not serve the best interests of the City of Rocklin.
- LU-61 Coordinate with Placer County and Placer County LAFCO for the annexation of unincorporated developed areas that lie within the City of Rocklin's Sphere of Influence, when such annexation does not place an undue financial burden on the City.

**GOAL FOR LAND USE CONSISTENCY:** To ensure that the legal requirements for General Plan land use consistency are fulfilled.

Policies

LU-62 Amend the Zoning Code and other land use regulations as needed to make them consistent with the General Plan.

LU-63 Approve amendments to the Zoning Code and other land use regulations only if the changes are consistent with the General Plan.

LU-64 Continue to develop implementation measures and actions that further the goals and policies of the General Plan.

**GOAL FOR LAND USE COORDINATION:** To continue to discuss and comment on major land use and infrastructure plans and proposals in Rocklin or surrounding jurisdictions with the County and other cities in the South Placer subregion.

Policies

LU-65 Continue to participate in the activities of regional entities as deemed appropriate, such as the Highway 65 Joint Powers Authority, the South Placer Regional Transportation Authority (SPRTA), Placer County Transportation Planning Agency (PCTPA), the Sacramento Area Council of Governments (SACOG), the Placer County Flood Control and Water Conservation District, and the landfill authority.

LU-66 Consider the effects of land use proposals and decisions on the South Placer subregion jobs/housing balance.

LU-67 Encourage communication between the County and the cities of Roseville, Loomis, Lincoln, and Rocklin to ensure the opportunity to comment on actions having cross-border implications and to address other community interface issues, including land use compatibility, circulation and access, and development standards.

**GOAL FOR GREENHOUSE GAS EMISSION REDUCTION:** Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of services provision and reduce emissions of greenhouse gases.

LU-68 Adopt and implement land use strategies that utilize existing infrastructure, reduce the need for new roads, utilities and other public works in newly developing areas, and enhance non-automobile transportation.

LU-69 Encourage high-density, mixed-use, infill development and creative use of brownfield and under-utilized properties.

LU-70 Increase densities in core areas to support public transit.

LU-71 Add bicycle facilities to City streets and public spaces.

LU-72 Promote infill, mixed-use, higher density development and the creation of affordable housing in mixed use zones.

LU-73-Identify sites suitable for mixed-use development within existing service areas and establish appropriate site-specific standards to accommodate the mixed uses.

LU-74 Promote greater linkage between land uses and transit, as well as other modes of transportation.

LU-75 Promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel.

### **LAND USE ACTION PLAN**

Please refer to Chapter II, Summary of Goals and Policies and Action Plans, for the Land Use Action Plan.