

ORDINANCE NO. 600

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING THE REZONING TO PLANNED DEVELOPMENT
HEAVY INDUSTRIAL AND ADOPTION
OF THE GENERAL DEVELOPMENT PLAN
FOR SIERRA PACIFIC BUSINESS PARK, Z-88-06

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

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

1. A Negative Declaration of Environmental Impacts was previously approved.
2. The proposed zoning is consistent with the City of Rocklin's General Plan.
3. The area is physically suited for the proposed land use in terms of topography and availability of services.
4. The proposed land uses are compatible with the land uses permitted in adjacent areas, providing the properties are developed in accordance with the General Plan policies and zoning ordinance requirements.
5. The proposed zoning is not likely to create a nuisance to adjacent areas.
6. The proposed zoning will create an insignificant effect upon traffic, and City policies regulating street improvements will be imposed on the property.
7. The proposed zoning is consistent with and implements the policies as set forth in the City of Rocklin's Housing Element.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning to Planning Development-Heavy Industrial and the General Development Plan for Sierra Pacific Business Park Z-88-06, for the site shown on Exhibit A, subject to the following conditions:

1. Uses on the subject property shall be those permitted uses and conditional uses as allowed in the M-1 and M-2 zoning classifications of the Rocklin Municipal Code.

2. Additional uses shall include:

- a. Retail sales and personal service establishments appurtenant to other permitted uses;
- b. Household appliance sales and service;
- c. Auto parts sales and repairs;
- d. Antique sales and refurbishing; and
- e. Dry cleaners and laundry facilities.

3. Office/retail floor area shall not exceed 30 per cent of the total building square footage of the project.

4. Any development of the site shall require a Specific Plan Use Permit in accordance with Section 17.60.100 of the Rocklin Municipal Code.

Passed and adopted this 28th day of February, 1989, by the following roll call vote:

Ayes: Councilmembers: Hill, Dominguez, Huson, Mitchell, Lund

Noes: Councilmembers: None

Absent: Councilmembers: None

Abstain: Councilmembers: None


Mayor

Attest:


City Clerk

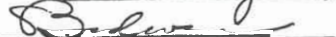
DRW:smh

02088906

First Reading: 2-14-89
Second Reading: 2-28-89
Effective Date: 3-28-89

CERTIFICATION OF ORDINANCE NO. 600

I hereby certify that the foregoing is a full, true and correct copy of ordinance No. 600 passed and adopted by the City Council of Rocklin at regular meeting thereof, held 28 February 1989


City Clerk of the City of Rocklin

2-14-89

RESOLUTION NO. 89 -46

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A SPECIFIC PLAN USE PERMIT
FOR SIERRA PACIFIC BUSINESS PARK
SP(U)-88-15

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

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

1. A Negative Declaration of Environmental Impacts was previously approved.
2. The establishment, maintenance or operation of the uses and building or structures applied for will not, under the circumstances of this particular case, be detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of such proposed use.
3. The establishment, maintenance or operation of the uses or structures applied for will not, under the circumstances of this particular case, be detrimental or injurious to property and improvements in the neighborhood.
4. The establishment, maintenance or operation of the uses and buildings or structures applied for will not, under the circumstances of this particular case, be detrimental or injurious to the general welfare of the City.
5. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the General Plan and applicable zoning of the property.

Section 2. The City Council of the City of Rocklin hereby approves a Specific Plan Use Permit for Sierra Pacific Business Park SP(U)-88-15, as indicated on Exhibit A, subject to the following conditions:

1. The developer shall install improvements in accordance with the Placer County Water Agency Master Plan to satisfy City requirements for domestic water and fire

flow to the satisfaction of the City Engineer and the Fire Chief.

2. The developer shall provide for sewer service to the satisfaction of the South Placer Municipal Utility District.
3. The developer shall provide, on final improvement plans, and during the time of construction, provisions for dust control, revegetation of disturbed areas, and erosion control, to the satisfaction of the City Engineer.
4. The developer shall provide provisions for detaining drainoff runoff at predevelopment levels to the satisfaction of the City Engineer.
5. The number, design and location of trash enclosures shall be to the satisfaction of the Auburn-Placer Disposal Company.
6. The Fire Department shall assign addresses at the time of the Building Permit submittal, and the posting of the addresses shall be to the satisfaction of the Fire Chief.
7. The developer shall install exterior lighting such that there is no adverse glare on adjacent properties, to the satisfaction of the Police Chief and the Community Development Director. The parking lot and driveway lighting shall be submitted to the Police Chief for review prior to installation.
8. The developer shall record the Parcel Map, DL-88-15, including the recording of reciprocal parking and access easements with the right to construct, before the Certificate of Occupancy Permits are issued to the satisfaction of the City Engineer.
9. The developer shall assure the installation of street improvements along Pacific Street prior to any occupancy of the project to the satisfaction of the City Engineer. The driveways on Pacific Street shall be Type 7 to the satisfaction of the City Engineer.
10. The developer shall prepare a Final Landscape Plan to the satisfaction of the Community Development Director. The Final Landscape Plan shall include the following:
 - a. A detailed description of soil amendments and techniques to assure success of the plant materials given the poor existing conditions.

- b. An Irrigation Plan, including a description of all equipment to be installed.
 - c. The inclusion of granite or moss rock boulders in planting strips.
 - d. Maintenance of the existing trees along Pacific Street and inclusion of live ground cover from back of sidewalk to the property line.
11. The landscaping shall be installed prior to occupancy or adequate security posted to the satisfaction of the Community Development Director.
 12. The developer shall prepare a coordinated sign program for the project that complies with the provisions of the Sign Ordinance in effect at the time of the adoption of the project to the satisfaction of the Community Development Director.
 13. Developer shall establish a property owner's association to assure maintenance of the industrial park including landscaping, lighting, parking lots and exterior building maintenance.
 14. Uses on the subject property shall be those permitted uses and conditional uses as allowed in the M-1 and M-2 zoning classifications of the Rocklin Municipal Code including:
 - a. Retail sales and personal service establishments appurtenant to other permitted uses;
 - b. Household appliance sales and service;
 - c. Auto parts sales and repairs;
 - d. Antique sales and refurbishing; and
 - e. Dry cleaners and laundry facilities.
 15. Office/retail floor area shall not exceed 30 per cent of the total building square footage of the project.
 16. This Specific Plan Use Permit shall expire in two years from the date of approval, unless the applicant applies for and receives an extension in accordance with the Rocklin Municipal Code. Following the commencement of the business, the use permit shall run with the land.

Passed and adopted this 14th day of February , 1989
by the following roll call vote.

AYES: Councilmembers: Dominguez, Mitchell, Hill, Lund

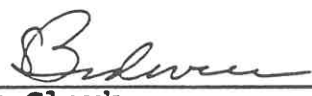
NOES: Councilmembers: None

ABSENT: Councilmembers: Huson

ABSTAIN: Councilmembers: None


Mayor

Attest:

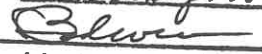


City Clerk

02088901/DRW/smh

CERTIFICATION OF RESOLUTION NO. 89-46

I hereby certify that the foregoing is a full, true and
correct copy of Resnition No. 89-46 passed
and adopted by the City Council of Rocklin at a regular
meeting thereof, held 14 February 1989



City Clerk of the City of Rocklin

SIERRA PACIFIC BUSINESS PARK

UNIFORM SIGN CRITERIA

1-9-92

These criteria have been established for the purpose of assuring a coordinated sign program for the mutual benefit of all owners. Conformance will be strictly enforced. Any non-conforming signs will be removed at owner's expense.

The Owners Association is to administer and interpret sign criteria.

1) GENERAL REQUIREMENTS

a) No signs, advertisements, banners, pennants, insignias, trademarks, or notices are to be displayed, inscribed upon or affixed on any part of the outside or inside of premises, without prior approval of the Owners Association.

b) Prior to applying for city approval and permit and before fabrication, owner shall submit to the owner's association for approval three (3) copies of proposed sign drawing. These sign drawings shall include location, size, style of lettering, materials, installation details including method of attachment, color selection and logo design. One (1) plan that is submitted for approval is to be in color.

c) All permits for signs and their installation shall be obtained by the owner or his representative.

d) The owner and/or sign contractor shall be responsible for the fulfillment of all requirements and specifications, including those of the city of Rocklin.

e) All signs shall be constructed and installed at the owner's expense.

f) All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of the Owner's Association.

2) FASCIA SIGNS AND LOCATION

a) Subject to prevailing Rocklin City Ordinance, each business is allowed up to 100 Square feet of signage. The Owner's Association has designated a strip 24" in height located immediately above the color bands abutting the office corners to be the signage location.

b) Sixty-five (65) percent of the signage may be placed on the Pacific Street side of the building with the balance to be facing the driveway. Lot 6 may have 65% of its sign area facing the driveway, and the balance to its east side.

c) The Owner's Association recommends standard block letters in black or a dark color, 15" in height, glued or pinned to the building. Optional styles and colors will be considered by the Owners Association.

d) Logo's may be used, but no logo is to exceed 36" in height or utilize more than 10% of the allowed signage area.

3) GENERAL SPECIFICATIONS AND RESTRICTIONS

The following are not permitted.

- a) Flashing, audible, revolving or animated signs.
- b) Exposed lamps or tubing
- c) Exposed crossovers, conduit or raceway
- d) Exposed cabinets, conductors or transformers
- e) Spot or flood lamps
- f) Portable signs

The following are permitted subject to restrictions:

1. Advertising devices such as posters, banners, and flags will not be permitted except on approval of the owner's Association.
2. Grand opening or promotional signs shall comply with the city of Rocklin Sign Ordinance.

4) MONUMENT SIGNS

a) Lots 6,7,8 and 9 shall be entitled to place their business names on a monument sign fronting on Pacific Street on Lot 2 in the location designated on the approved building plans, note #19, page A-2. (Copy Attached)

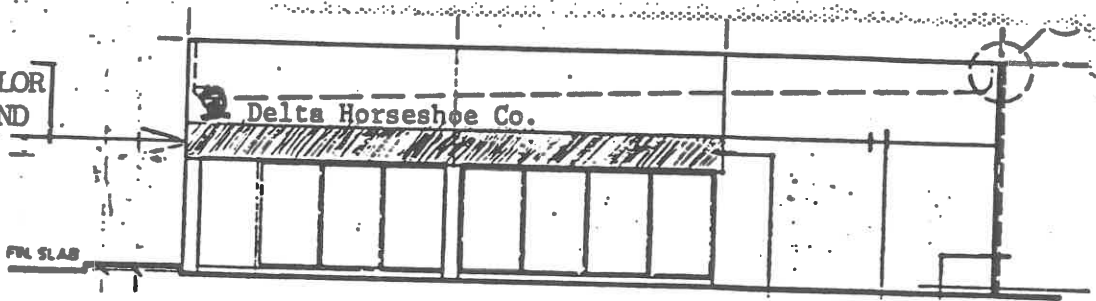
b) The monument sign will allow a space approximately 11 inches tall and 70 inches wide on each side for the business names of each of the designated lots (6,7,8,& 9). Each business sign may contain the business name and logo in either standard block letters or a style similar to the individual's building's sign. The letters shall be 8 inches in height. Any costs will be paid by the individual owner.

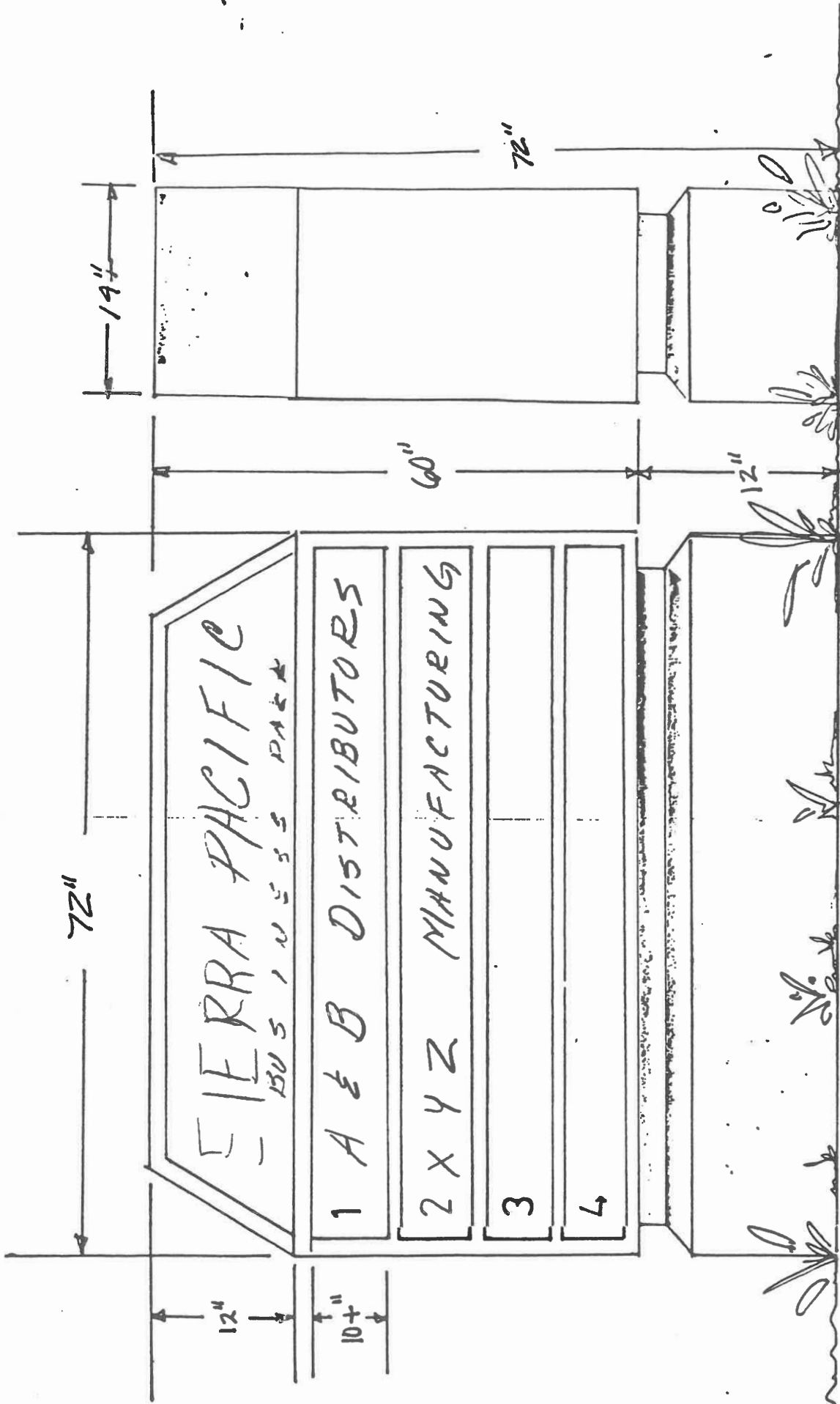
c) A second monument sign space is reserved on Lot 5 for a future location, if the designated property owners (6,7,8 & 9) elected to place a sign there at a future time. That sign would be similar to the existing sign in design and style, and require City permit. All costs would be born by the owner's of those designated lots.

COLOR
BAND

Delta Horseshoe Co.

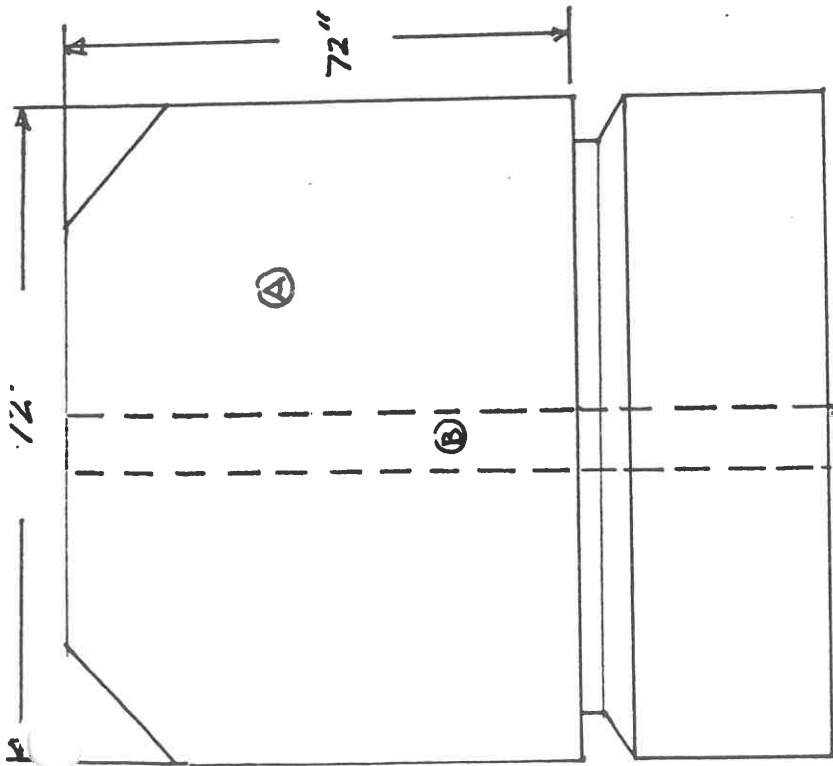
FIL SLAB





DESIGN / NON ILLUMINATED / 24 GA. W / 1" ANGLE FRAME
 OUTSIDE / TEXT COAT / WHITE
 FACE / 3/16" LEXAN W / BLUE COPY

SignUpCo. 12-12-91
 RHC

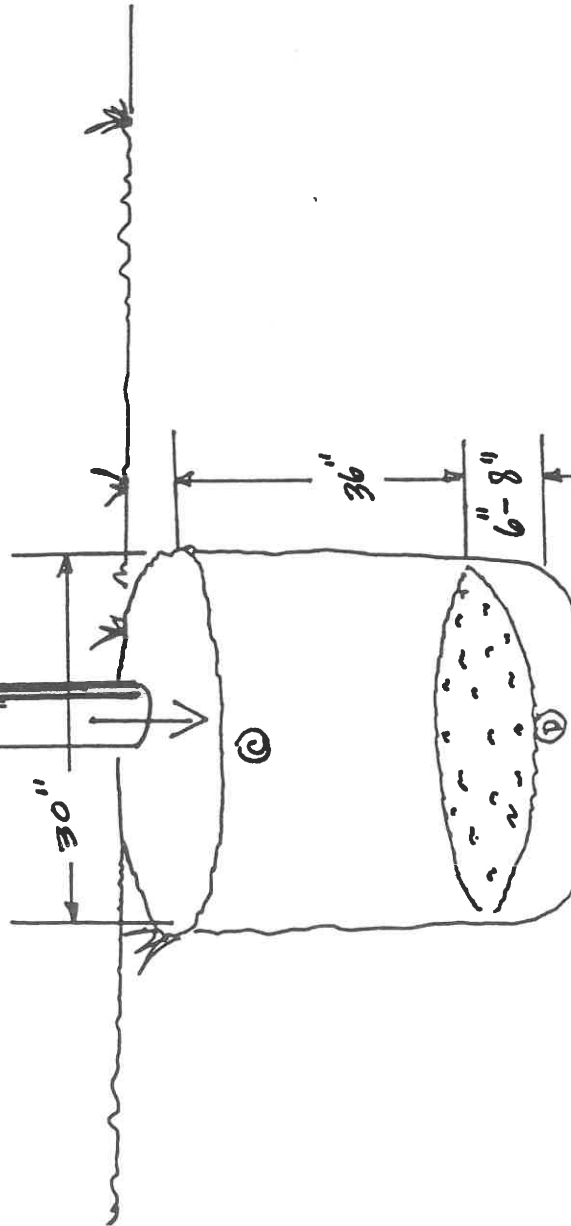


A - SIGN w/BASE/NON ILLUMINATED
TOTAL 36"

B - POLE 4" X 108" X .250 STEEL
WELDED TO 1" ANGLE IRON FRAME IN SIGN

C - HOLE w/ CONCRETE 30" X 36"

D - BOTTOM OF HOLE FILLED w/
GRAVEL FOR DRAINAGE



PLANNING COMMISSION RESOLUTION NO. PC-91-21

RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ROCKLIN APPROVING
A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
A TENTATIVE PARCEL MAP (DL-90-15)
AND A SPECIFIC PLAN USE PERMIT (SPU-90-37)
YANKEE HILL INDUSTRIAL PARK

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

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

A. A negative declaration of environmental impacts for this project has been certified.

B. The proposed subdivision and use permit, together with the provisions for its design and improvement, is consistent with the zoning classification of the property.

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

D. The site is physically suitable for the proposed type land density for development.

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

G. The design of the subdivision and type of improvements 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.

J. The establishment, maintenance, and operation of the uses and buildings proposed by the use permit will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; or detrimental or injurious to property or improvements in the vicinity or to the general welfare of the City.

Section 2. The Tentative Parcel Map (DL-90-15) and Specific Plan Use Permit (SPU-90-37), as depicted in Exhibit A attached hereto and by this reference incorporated herein, are approved subject to the following conditions:

Tentative Parcel Map

1. The location of fire hydrants and water main sizing shall be included on the improvement plans and shall be to the satisfaction of the Fire Chief and the Placer County Water Agency.
2. The developer shall provide sewer service to the satisfaction of South Placer Municipal Utility District.
3. Prior to filing a Parcel Map with the City, the subdivider shall meet with the local postal official to determine location of mailboxes. If special locations are required, easements or other map provisions shall be included on the Parcel Map and final improvement plans. If no special provisions are required, the subdivider shall provide a letter from the local U. S. Postmaster.
4. The developer shall provide, on final grading and improvement plans, and during the time of construction, provisions for dust control, revegetation of disturbed areas, and erosion control, to the satisfaction of the City Engineer.
5. All on-site, as well as off-site, improvements and related plans relative to streets, utilities, drainage and grading shall be approved by the City Engineer. Street improvements shall include, but not be limited to, sidewalks, curb and gutter.
6. Unless already executed, the developer shall enter 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, district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin and adjacent areas which are or may be affected by development within the City of Rocklin. The agreement shall also indemnify the City against claims arising from the subdivider's construction of improvements of development of the subdivision and shall be recorded and binding on successor's in interest of subdivider.

7. The subdivider shall provide on final improvement plans such measures as are necessary to detain off-site drainage at predevelopment levels to the satisfaction of the City Engineer.

8. The subdivider shall prepare final improvement plans and bond for installation of same prior to recordation of the Parcel Map to the satisfaction of the City Engineer.

The improvements indicated on the final improvement plans shall be installed prior to issuance of the first Certificate of Occupancy.

The improvements on the final improvement plans shall include, but not be limited to, curb, gutter, sidewalk, fire hydrants, street lights, street striping, and street pavement. Specific improvements to be included on the final improvement plans are as follows:

A. Full intersection improvements at Pacific Street and Yankee Hill Road, as indicated on Exhibit A.

B. A twenty four (24) foot wide street section from the Pacific Street and Yankee Hill Road intersection, to a point northerly of the project driveway, as indicated on Exhibit A.

C. Frontage improvements along the project site, including a meandering sidewalk, as indicated on Exhibit A.

The subdivider may petition the City Council to establish a benefit district for the purpose of obtaining a reimbursement for any oversizing associated with the above identified improvements, as provided for under Rocklin Municipal Code Section 16.28.20 and Government Code Section 66487.

9. The subdivider shall bond for the design and construction of future street and frontage improvements for that northerly portion of Yankee Hill Road and adjacent project site frontage which is not indicated to be improved on Exhibit A, prior to recordation of the Parcel Map, to the satisfaction of the City Engineer.

10. The subdivider shall dedicate a public easement along the frontage of the site for a meandering sidewalk, prior to recordation of the Parcel Map, to the satisfaction of the City Engineer. The landscape treatment within this easement area shall be maintained by the project Property Owner's Association.

11. The roadway within the subdivision shall be fully improved and installed prior to the issuance of any building permit on any parcel to the satisfaction of the Chief Building Official and City Engineer.

12. Reciprocal easements for parking and access throughout the property shall be recorded with the Parcel Map to the satisfaction of the City Engineer.

13. The subdivider shall provide, with improvement plans, a typical street profile section assuring appropriate use of materials and design for heavy truck traffic to the satisfaction of the City Engineer.

14. At the time of the Parcel Map, the subdivider shall record a declaration of covenants, conditions and restrictions (CC and R's) to include at least the following items:

A. Establishment of a Property Owner's Association

B. Assignment of responsibility to the Property Owners' Association for the maintenance of streets landscaping, public utility services, outdoor lighting, parking, signage, common areas, and exterior colors consistency, and maintenance of structures.

C. Statement that the City may, at its option, cause maintenance of the common areas to be performed and assess (lien) the cost to the Property Owner's Association, in the event the common area is not maintained in accordance with the approved plans.
(Ref.: Rocklin Municipal Code Chapter 17, Section 17.60.040)

D. The subdivider shall implement a parking Enforcement Plan prohibiting on-street parking and parking on the driveway pads adjacent to the roll-up doors on any building, to the satisfaction of the Community Development Director.

E. Repair and maintenance of trash enclosures, to the satisfaction of the Community Development Director.

F. Statement that all loading and unloading shall occur either within the buildings or in designated loading areas.

G. No dumpsters allowed in common areas.

15. Schools: Developer shall meet the following condition to mitigate impacts on school facilities: Developer shall pay Rocklin Unified School District fees under Government Code Section 53080 at time of issuance of building permit.

16. No grading may occur on the project area unless any existing oak trees are adequately protected by fencing or other methods to the satisfaction of City Engineer. Required fencing shall be installed outside of the driplines of those trees to be saved.

17. The Parcel Map shall record prior to the issuance of any building permits for this project to the satisfaction of the City Engineer.

18. The Tentative Parcel Map shall expire two years from the date of the resolution unless extended in accordance with the Rocklin Municipal Code to the satisfaction of the Community Development Director.

Specific Plan Use Permit

19. Prior to issuance of a building permit, the developer shall meet with the local postal official to determine the location of mailboxes to the satisfaction of the local U. S. Postmaster.

20. The developer shall provide a lighting plan, with the construction drawings for the Building Permit, that demonstrates there would be no adverse light or glare on adjacent properties to the satisfaction of the Community Development Director.

21. There shall be a minimum separation between buildings as required by the Uniform Building Code to the satisfaction of the Community Development Director and the Chief Building Official.

22. The applicant shall prepare and install a Final Landscape Plan to the satisfaction of the Community Development Director. The Final Landscape Plan shall be submitted with the project Building Permit application and implemented prior to issuance of Certificate of Occupancy to the satisfaction of the Chief Building Official and Community Development Director. The Final Landscape Plan shall include the following:

A. A legend of the common and botanical names of the specific plant materials to be used. The legend should indicate the size of the plant materials.

B. A description of soil amendments.

C. Irrigation Plan.

D. A listing of the names and model types of all mechanical equipment to be used.

E. A section diagram of proposed tree staking.

F. The inclusion of granite boulders in the landscaping.

23. The existing drainage culvert and sump areas shall be cleaned and appropriate erosion control measures taken, to the satisfaction of the City Engineer. Precautions shall be taken to assure no deleterious run-off into creeks and drainage areas, to the satisfaction of the City Engineer.

24. Fencing shall conform to the signage and fencing detail as shown on Exhibit A attached to the satisfaction of the Community Development Director.

25. The directory signs shall be designed and located to the satisfaction of the Community Development Director and the Fire Chief. The monument sign indicated at the Yankee Hill Road frontage of the site shall be located to assure safe site distance for motorists and pedestrians in the vicinity.

26. The property owner shall install trash enclosures in a number, size, and location prior to the issuance of Certificate of Occupancy to the satisfaction of Auburn Placer Disposal Company and the Community Development Director. Any trash recepticals not enclosed in a gated area of the individual lots shall be of masonry construction, to the satisfaction of the Community Development Director and Auburn Placer Disposal Company.

27. The developer shall install sprinklers in buildings as required by the Fire Chief.

28. Future uses shall be uses allowed within the M-1 zone, in addition to such C-3 uses as a dry cleaning plant, plumbing shop, or wholesale stores and storage, to the satisfaction of the Community Development Director. Uses requiring a Use Permit in an M-1 zone would require a use permit in this industrial complex.

29. Prior to issuance of the first Certificate of Occupancy the masonry wall shall be installed between the subject property and Yankee Hill Road, as indicated on Exhibit A, to the satisfaction of the Community Development Director.

30. The subdivider shall submit a master sign program prior to issuance of a Building Permit to be on file in the City Planning office to the satisfaction of the community Development Director.

31. This Specific Plan Use Permit shall expire two (2) years from the date of this resolution, unless a building permit has been issued Extensions on the Use Permit may be

applied for in accordance with the provisions of the Rocklin Municipal Code to the satisfaction of the Community Development Director.

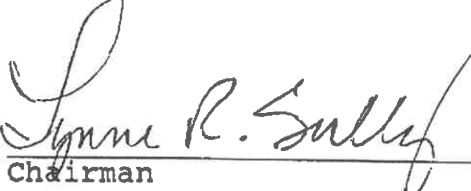
Passed and adopted this 2nd day of April, 1991 by the following roll call vote:

Ayes: Commissioners: McLellan, Meinzer, Cullivan, Sully

Noes: Commissioners: None

Absent: Commissioners: Moore

Abstain: Commissioners: None


Chairman

KHB:lls

04039101:pc9121