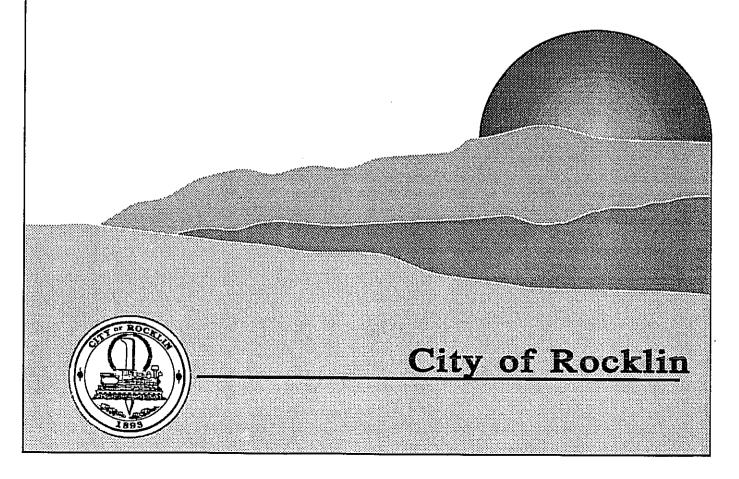
Sunset West

General Development Plan



Sunset West General Development Plan

The modifications contained in the following Ordinances approved by the City Council have been incorporated into the document:

Ordinance No. 762

Ordinance No. 795

Ordinance No. 798

Ordinance No. 824

Ordinance No. 826

Ordinance No. 873

Sunset West General Development Plan

City of Rocklin Community Development Department 3970 Rocklin Road (916) 632-4020

Prepared for:

Sunset West Owners Group

Prepared by:

OMNI-MEANS, Ltd. Engineers & Planners 3001 Douglas Boulevard, Suite 300 Roseville, CA 95661

December, 1995

21-7097-06.gd3

ORDINANCE NO. 729

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A REZONING FROM UNCLASSIFIED (U) TO PLANNED DEVELOPMENT (PD) AND ADOPTING A GENERAL DEVELOPMENT PLAN TO PROVIDE FOR VARIOUS RESIDENTIAL AND NON-RESIDENTIAL USES (Located South of Sunset Boulevard) (Sunset West Project/Z-92-04/PDG-92-02)

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

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

- A. An environmental impacts report for this project has been certified.
- B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-92-02) which would designate the site for various Land Use designations, and is made conditional on approval of GPA-92-02.
- C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The area is physically suited to the uses authorized in the proposed zone and general development plan.
- E. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity.
- F. The land uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.
- G. City has considered the effect of the proposed zoning and general development plan 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 City Council of the City of Rocklin hereby approves the rezoning of the properties located south of Sunset Boulevard, between Sunset Boulevard and the Roseville City Limits as shown on Exhibit A, attached hereto and incorporated by reference herein, from Unclassified (U) to Planned Development (PD) and adoption of the general development plan in the form attached hereto as Exhibit B, Conditions of approval for Sunset West General Development Plan; and Exhibit C, Sunset West General Development and Implementation Plan, and incorporated by reference herein (subject to approval of GPA-92-02.)

PASSED AND ADOPTED this 9th day of January, 1996, by the following roll call vote:

AYES:

Councilmembers:

Lund, Dominguez, Huson, Yorde, Magnuson

The foregoing instrument is a correct copy of the original document

City Clerk, City of Rocklin

on file in this affice.

Attest:

NOES:

Councilmembers:

None

ABSENT:

Councilmembers:

None

ABSTAIN:

Councilmembers:

None

ATTEST:

Second Reading:

12-12-95

First Reading:

1-9-96

Effective Date:

2-9-96

GTD:II12

f-/word/ord/1995/z9204a e:/clerk/ord/z9204a

Page 2 of Ord. No. 729

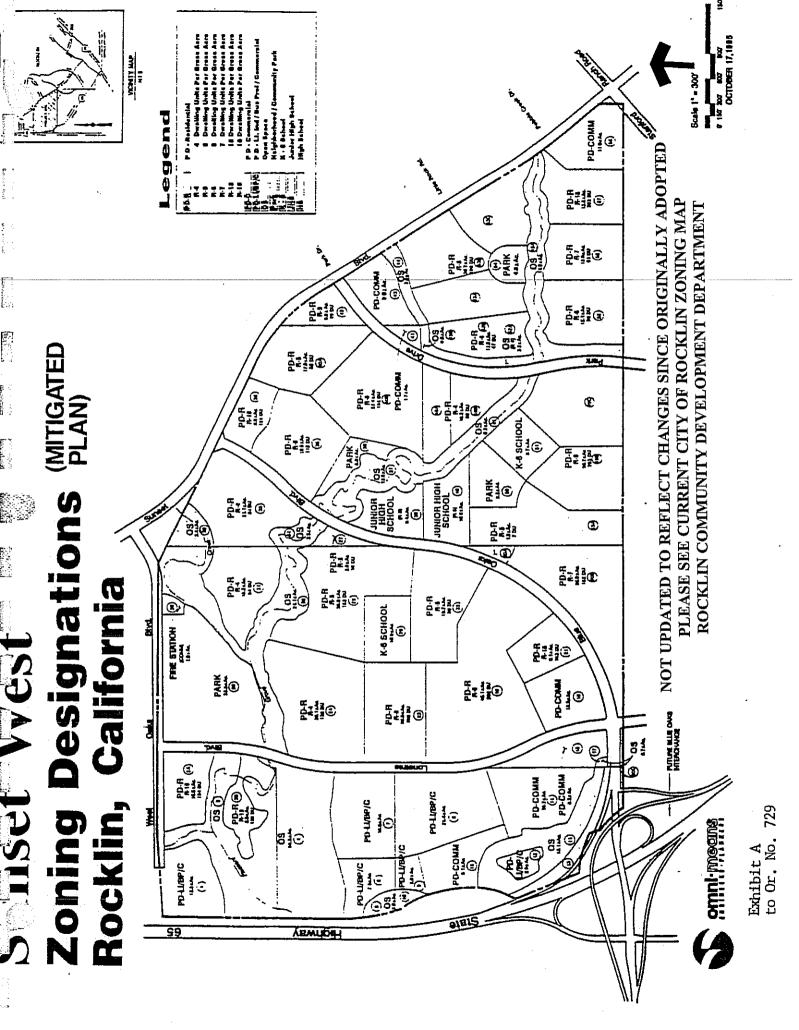


EXHIBIT B

CONDITIONS OF APPROVAL FOR SUNSET WEST GENERAL DEVELOPMENT PLAN (PDG-92-02)

GENERAL

- Development of the Sunset West plan area shall be substantially in accord with the
 document entitled "Sunset West General Development and Implementation Plan",
 prepared by OMNI-MEANS, Ltd. and dated December 1995, except as may be
 modified by conditions contained herein.
- 2. This approval shall not be valid unless, and until, the City Council approves the Sunset West General Plan Amendment (GPA # 92-02).
- 3. A Specific Plan Use Permit shall be required prior to issuance of a building permit for any site within the project area.
- 4. Prior to approval of any Specific Plan Use Permit and/or Tentative Subdivision Map, an environmental analysis shall be conducted to assess the project-level impacts which were not assessed as part of the program-level EIR for the Sunset West Project. As part of the environmental analysis, the applicant shall, under the direction of the City Engineer, prepare a traffic analysis to determine, among other things, that there is ample roadway capacity on and off-site to handle the anticipated traffic volumes, including Stanford Ranch Road from the Rocklin City Limits to Fairway Drive. Any required roadway improvements, including those which are in the City's Capital Improvement Program, may be required to be constructed as part of the Specific Plan Use Permit or Tentative Subdivision Map approval. Cost for construction of off-site roadway improvements may be reimbursable from traffic impact fees.
- 5. If and when a traffic study concludes that the Blue Oaks/Highway 65 interchange is needed to provide acceptable traffic flows for the SSW project, the City may require developers to construct the interchange subject to reimbursement by the Highway 65 Joint Powers Authority, or the City may withhold further issuance of building permits for the project until completion of the interchange or other acceptable traffic relief is provided.

TRANSPORTATION AND CIRCULATION:

6. Several off-site street improvements, as identified in the Rocklin Circulation Element of the General Plan, will be needed to serve the project. The developer shall participate in the funding of all citywide general plan roadway improvements through payment of applicable city traffic fees at time of building permits.

Developers may be required to construct the citywide improvements necessary to maintain traffic level of service in accordance with the policies of the Rocklin General Plan. Any up front cost of developer to install citywide improvements shall be reimbursed except for the developer's pro-rata share.

7. Developer shall cause bus turnouts to be constructed at the following intersections:

Park Drive-SW corner of Park Drive and Sunset Boulevard
Blue Oaks-SW corner of Blue Oaks Boulevard and Sunset Boulevard
West Oaks-SW corner of West Oaks Boulevard and Sunset Boulevard
Lonetree Boulevard-SW corner of Lonetree Boulevard and West Oaks Boulevard
Blue Oaks Boulevard -SE corner of Blue Oaks Boulevard and Lonetree
Boulevard

Lonetree Boulevard -NE corner of Blue Oaks Boulevard and Lonetree Boulevard

8. As a condition of any roadway improvement plans the applicant shall establish, to the satisfaction of the City Engineer, a mechanism (including financing and implementation) to ensure that upon partial completion of all the core roadway improvements within the project boundary, a future overlay of 2 inches or more is provided for the roadways. In lieu of the overlay, an alternative solution, satisfactory to the City Engineer, may be provided.

<u>AIR QUALITY</u>

- 9. All developments shall comply with Rule 217-Cutback and Emulsified Asphalt Paving Materials as administered by the PCAPCD.
- 10. Prior to construction, the developer shall submit a dust control plan to the City Engineer and Placer County Air Pollution Control District. The plan shall assure that adequate dust controls (sprinkling exposed soils, washing dirt from street surfaces, etc.) are implemented during all phases of construction.
- 11. In addition to the City's Engineer Development Standards, all improvement plans shall include the following:
 - A. Construction vehicles shall operate at speeds no greater than 25 mph when operating on unpaved roadways.
 - B. Suspension of grading operations when wind speed gusts exceed 25 mph.
- 12. To minimize erosion potential and dust generation, development or revegetation shall be initiated as quickly as possible following grading. Revegetation shall utilize native, compatible, drought tolerant vegetation.

- 13. All developments shall incorporate low Volatile Organic Compound coatings.
- 14. All construction equipment shall be kept properly maintained and tuned to minimize pollutants into the air.
- Where feasible, existing power sources (e.g. power poles or clean fuel generators rather than temporary power generators) shall be used for construction activity.
- 16. Where feasible, low emission mobile construction equipment (e.g. tractor, scraper, dozer, etc.) shall be used.
- 17. Allocations for all specific plan use permits shall be submitted to the PCAPCD for review and determination that the projects comply with applicable PCAPCD Rules and Regulations.
- 18. All single-family houses shall install outlets at the front and rear of each house to promote use of outdoor electrical equipment.
- 19. All single-family houses shall be conditioned to plant at least one shade tree, minimum 15-gallon, per single-family lot.
- 20. All construction equipment and vehicles shall be cleaned, as necessary, to minimize dust from being emitted into the air.
- 21. Open burning shall be minimized for material from both construction and operation of the project. Open burning shall only be conducted under the rules and regulations of the Placer County Air Pollution Control District (PCAPCD).
- 22. Applicant shall prepare written educational materials for distribution to all new property owners describing measures for the reduction of air pollution. The information shall be reviewed by PCAPCD and Rocklin Community Development Director, and shall be included with all sales information provided to individual home buyers. The material shall discuss the following:
 - A. Open burning, wood burning, and air pollution problems and solutions.
 - B. Transportation Control Measures: ridesharing, 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.
 - C. Use of propane or natural gas outdoor barbecues over charcoal barbecues to minimize air pollution.

23. Obstruction to through traffic shall be minimized during construction to the satisfaction of the City Engineer.

NOISE

- 24. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers. Stationary noise sources shall be located at least 300 feet from occupied residences, or contractors shall be required to provide appropriate noise reducing engine housing enclosures.
- 25. All equipment warm up areas, water tanks, and equipment storage areas shall be placed in a central area as far away from existing residences as is feasible.
- 26. Noise related construction activity shall occur during hours identified by the Rocklin Community Development Department.
- 27. Residential projects situated adjacent to major streets shall be required to submit an acoustical analysis at the time of specific plan use permit or tentative map to demonstrate compliance with the appropriate standards of the City of Rocklin. Residential uses must comply with a 60 dB Ldn criteria for outdoor activity areas, and with a 45 dB Ldn for interior standard.

FIRE PROVISIONS

- 28. Property shall be annexed into Community Facilities District No. 1 prior to recordation of any final map.
- 29. Appropriate fire breaks and access to the open space areas shall be designed to the satisfaction of the Rocklin Fire Chief.
- 30. Developer shall provide an Irrevocable Offer of Dedication (IOD) to the City for the one (1) acre City of Rocklin Fire Station site (Lot 30A) to be located at the northeast corner of the proposed community park (Lot 29) at the time of the large lot subdivision final map. The site shall be free of any physical condition or any title encumbrance to the land that would prevent its use as a fire station site.

SCHOOL

- Any phasing of final subdivision maps shall be reviewed by the Rocklin School District to determine the need to include one or more school sites within the proposed phase or as an off-site provision to the final map.
- 32. As a condition of any tentative subdivision map containing one or more school sites, the landowner shall enter into an agreement with the Rocklin School District for future sale/conveyance of the school sites, to include the terms contained in condition number 33 below.
- 33. Lots 26, 39, 48, and 51 shall be set aside as school sites for the Rocklin Unified School District (R.U.S.D.) as follows:
 - A) The two elementary schools (lots 26 and 51) shall be made available for purchase by the R.U.S.D. when needed, as determined by the R.U.S.D.
 - B) The junior high school site (lots 39 and 48) will be held until needed by the R.U.S.D. or until the district determines that it is not needed. The status of the site will be reviewed every 2 years to determine if the site should be continued to be held.
- 34. The project shall contribute its fair share to the funding of K-6, middle and high school construction in order to mitigate the impacts of the project on school capacity. The fair share contribution shall be in a form acceptable to the Rocklin Unified School District, and may include one or more of the following: a) applicant's agreement to join and participate in a Community Facilities District (Mello-Roos), b) participation in a Fee District and/or payment of fees under Government Code Section 53080, or c) payment of a set amount.
 - Applicant shall provide evidence of an acceptable agreement with the Rocklin Unified School District concerning the Middle School to the Community Development Director prior recordation of any small lot final map.
- 35. The above condition shall be waived by the City Council if the applicant and the School 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.

PARK

36. Developer shall provide an irrevocable Offer of Dedication (IOD)to the City for parcels designated for park facilities on the Tentative Map (parcels 29, 38, 50, & 54) at the time of the large lot subdivision map recordation.

The offer of park land dedication shall be subject to the following conditions:

- A. Park site shall be free of any physical condition or any title encumbrance to the land that would prevent its use as a park site.
- B. Developer shall grade the detention area at the community park site, at no cost to the City, in order to obtain usable park land to the satisfaction of the City Engineer and Director of Community Services and Facilities.
- C. Developer shall provide verification that they have complied with all federal and state permits for removal of any wetlands on any of the parks sites prior to dedication to the City.
- D. Developer shall install full street frontage improvements to City standards (i e. curb, gutter, sidewalks, etc.) adjacent to the park site at the time streets abutting the park site are constructed.
- 37. Developer shall be entitled to park land credit for the area of 100-year floodplain within the community park at a 2:1 ratio (2 acres of land for 1 acre credit).
- 38. Additional park land dedication and/or fees shall be required if and when the 20-acre Junior High School sites are developed as residential uses.
- 39. Any phasing of small lot final subdivision maps shall be reviewed by the Director of Community Services and Facilities to determine the need to include one or more park sites within the proposed phase or as an off-site provision to the phased final map. If the park site is located outside of the respective final map phase, then the developer shall, at the direction of the City, dedicate and construct a minimum of 20' wide access road to the park site.
- 40. Property shall be annexed into the City of Rocklin's Park Development Assessment District or placed in a Community Facilities District or the other acceptable mechanism for the purpose of public maintenance of the parks prior to recordation of any Final Map.

OPEN SPACE

41. Property owner shall construct a 10-foot wide paved bike/pedestrian pathway adjacent to the Open Space areas as shown in the Sunset West General Development Plan. Pathways shall be at locations as approved by the City of Rocklin to link neighborhoods. Property owner may be required to fund maintenance of the pathways through formation of Community Facilities District, or Lighting and Landscaping district or other type of alternative maintenance district.

- 42. Property owner shall record an Open Space easement over the areas shown as Open Space on the General Development Plan. The easement shall be in substantial compliance with the City's form "Grant of Open 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 building of any structure except for the following:
 - A. Removal of vegetation as necessary for flood control, fire protection, and protection pursuant to a permit issued by the U. S. Army Corp. of Engineers.
 - B. Construction and maintenance of bike/pedestrian pathways.

UTILITIES

43. Water

- A. Applicant shall be required to enter into a Pipeline Extension Agreement as determined by PCWA and to provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. Pipelines shall be sized to meet required fire flows within PCWA's main line maximum velocity limits to the satisfaction of the Rocklin Fire Chief. Whenever possible, piping systems shall be connected to form system loops. All parcels under separate ownership shall be separately metered, and all facilities shall be installed within public rights-of-way. All system improvements are subject to PCWA approval.
- B. Applicant shall demonstrate that there is adequate water pressure for domestic and fire flow needs prior to recordation of any final map on the property.

44. Sewer

- A. The design and construction of all on-site and off-site facilities, which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the project applicant.
- B. Sewer service shall be provided to the project 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 I.O.D. provided) on or with the final map. All improvements shall be included on the project improvement plans.

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

CULTURAL RESOURCES

- 45. Each tentative map or specific plan use permit application shall identify existing archaeological and historic resources, (i.e., PA-91-100, CA-Pla-647, RCC-1, CA-Pla-427, and CA-Pla-425H as identified in the Draft EIR) rock walls and bedrock mortars shall be preserved wherever possible by incorporation into project landscaping or open space. Any removal of these features shall be noted on the tentative map or specific plan use permit.
- 46. Pre-historic site CA-Pla-426 (as identified in Draft EIR) can be further excavated to either clear the site from the finding of significance or define further its level of significance. In the event the site is to remain, it shall be incorporated within an Open Space Conservation easement. The site shall then be fenced to preclude public ingress, or covered with at least 18" of clean top soil and planted vegetation. If the site is covered recreational uses permitted within the open space corridor will be allowed.
- 47. The development shall include the following on any subdivision improvement plans:
 - A. Information informing heavy equipment operators and workers involved with initial site development of the potential archaeological sensitivity of the site. Workers shall be instructed as to the types of materials (unusual amounts of stone, bone, or shell) which could indicate an archaeological site. This measure is particularly important when development is initiated in proximity to Pleasant Grove Creek.
 - B. If signs of an archaeological site, such as any unusual amounts of stone, bone, or shell, are uncovered during grading or other construction activities, work shall be halted within 100 feet of the finds and the City of Rocklin Community Development Department shall be immediately notified. A qualified archaeologist shall then be consulted for an on-site evaluation to examine the finds and to provide recommendations for their removal and/or preservation. If it is determined that the discovery is a Native American burial site, appropriate Native American representatives will be contacted. Work at the project site shall not resume until the archaeologist has had a reasonable opportunity to propose and implement appropriate mitigation's, as determined by the Community Development Department, to reduce impacts to a less-than-significant level.

GEOLOGY, SEISMICITY, TOPOGRAPHY AND SOILS

- 48. An erosion-control plan shall be included in subdivision or project improvement plans. The plan shall address the following:
 - A. Construction of sediment barriers, placement of hay bales, development of temporary settling areas, installation of energy dissipaters, protection floodways, or other acceptable means of reducing sediment loads.
 - B. Limiting grading to times of year as approved by the City.
 - C. Revegetation of disturbed areas or other method to be protected against erosion during winter months to the satisfaction of the City Engineer.
 - Preparation of a geotechnical report prepared by a qualified engineer and inclusion of the reports recommendation for the design of roadways.
 Foundations and other structures to be compatible with the characteristics of the geology and soils of the property.

HYDROLOGY AND WATER QUALITY

- 49. A detention basin shall be constructed adjacent to the proposed community park to maintain runoff at pre-development levels. Engineering calculations for the size of the detention areas shall be approved by the City Engineer prior to approval of any large lot final subdivision map. Project implemented prior to construction of plan area facilities shall provide interim detention facilities of sufficient size to mitigate its contribution to the predicted increase in peak runoff.
- 50. Developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) which would be subject to Regional Water Quality Control Board (RWQCB) review and approval as part of the projects drainage improvement plans. Best Management Practices may be utilized including source controls, erosion and sedimentation controls and treatment controls.
- Drop inlets shall be appropriately marked to indicate that the storm drain system outlets to natural drainage areas and creeks.

GRADING

52. A master grading plan shall be included with the subdivision improvement plans.

VEGETATION AND WILDLIFE

- 53. Prior to recordation of any Final Map, the Developer shall obtain clearance or a permit from the U. S. Department of Fish and Wildlife Services regarding the presence of vernal pool tadpole shrimp and fairy shrimp which more than likely exist on the property.
- 54. Developer shall prepare a wetland mitigation plan which provides no net loss of wetlands. Prior to adoption of the Final Map by the City, the applicant shall submit to the City documentation that this plan has been reviewed by the U.S. Army Corps of Engineers and the California Department of Fish and Game. The wetland mitigation plan shall mitigate for the loss of wetlands (estimated at 6.08 acres) by recreation at a 3:1 ratio (18.24 acres).
- 55. Prior to development of parcel 2A, the Dwarf downingia population shall be located and marked by a qualified botanist to avoid impacting this population by redesigning the project. If avoidance is not feasible, then the population will be transplanted with its supporting substrate using California Native Plant Society guidelines, or other pertinent guidelines, to other hydrologically similar locations within the project preserve area during construction of wetlands mitigation sites. Prior to adoption of the Final Map for parcel 2A by the City, the applicant shall submit to the City documentation that this condition has been met to the satisfaction of the California Department of Fish and Game.

PIPELINE EASEMENT SPECIAL CONDITIONS

- At the time of a tentative subdivision map or specific plan use permit, the project design will incorporate appropriate design alternatives to address the visual interface with the existing Santa Fe Pacific Pipeline and PG&E easement located along the south property line of Sunset West The alternatives may include retention and maintenance of area by adjacent property owners; or incorporating the easement within a roadway alignment, parkway treatment, or bicycle trail.
- 57. The primary residential structure or any structure used for industrial, commercial, or public assembly shall not be located within 50 feet of the existing Santa Fe Pacific pipeline easement located along the south property line of Sunset West. Structures located approximately 400 feet east of Park Drive to Sunset Boulevard shall be exempt from the 50' setback but shall be subject to a 25' setback from the edge of the easement.
- 58. No structure or fencing shall be allowed within the easements.

59. Prior to any construction activity within 100 feet of the pipeline easement, the contractor shall contact Santa Fe Pacific Pipelines and Pacific Gas and Electric to mark the location of underground lines and make other arrangements for work around the lines. Upon completion of the construction activity, the contractor shall consult with the aforementioned companies to ensure that work has been completed without any damage to the lines.

IMPROVEMENTS/IMPROVEMENT PLANS

- 60. Subject to final determination by the City Engineer or City Council, The following subdivision improvements shall be designed and constructed and/or installed:
 - A. All onsite standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants.
 - B. Improvement plans for all subdivision improvements shall be submitted to and reviewed and approved by the City Engineer.
 - C. 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.

<u>LANDSCAPING</u>

- 61. Landscaping shall be installed in all public areas to be landscaped as shown on the Sunset West General Development Plan. Preliminary landscaping plans shall be prepared by the subdivider and approved by the Planning Commission. Final landscaping plans shall be included in the improvement plans submitted to the City Engineer for approval. The landscaping plans shall comply with the following:
 - A. The landscaping plan shall be prepared by a landscape architect.

- B. The plan shall be certified by the landscape architect that (a) topsoil within the landscape area is suitable for the proposed landscaping, and (b) that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591 et seq.
- C. The plan shall include an automatic irrigation system.
- D. The subdivision improvement agreement and improvement security shall include the landscaping obligation; provided, that if the City allows the landscaping to be installed after the term of the subdivision improvement agreement, a separate improvement agreement and security shall be used to address the landscaping obligation.
- E. Subject to final determination by the City Council, the subdivision may be placed into a community facilities district, or Rocklin's Landscaping and Lighting District No. 2 or an alternative maintenance district to provide for public maintenance of the landscaping located within the public right-of-way. The subdivider shall maintain the landscaping and irrigation systems for two years from the date the landscaping is accepted by the City, without reimbursement from the District. Subdivider shall apply for, and obtain, an encroachment permit from the City Engineer to do the maintenance prior to the landscaping being accepted by the City.

COUNTY FEES

62. Pursuant to Placer County Local Agency Formation Commission Resolution 8-90, developer shall provide verification that it has satisfied the County of Placer regarding payment of up to \$450,000 for purposes of mitigating the financial burden of providing fire service to the remaining portion of the County's Sunset Industrial area. Verification shall be provided prior to or concurrently with the submittal of the first Tentative Subdivision Map or Specific Plan Use Permit.

ADDITIONAL CONDITIONS OF APPROVAL FOR THE SUNSET WEST GENERAL DEVELOPMENT PLAN (PDG-92-02)

ORDINANCE NO. 795

APPROVED: October 13, 1998

REGARDING: Sunset West Parcels 20A, 20B, & 21

- 1. The maximum building(s) size on the 5-acre retail site (part of parcel 20B) shall not exceed 30,000 square feet.
- 2. Buildings on single family residential lots adjacent to retail sites shall be limited to single story and slab-on-grade foundations. Multi-story or multi-level construction may be permitted if the Community Development Director determines that the design of the building precludes it from noise, glare, and other impacts from the adjacent commercial site.
- 3. Multi-family structures adjacent to single-family residential lots shall be limited to a maximum of two-stories in height.
- 4. Within 30 days of a written request from the City, the property owner shall dedicate, at no fee to the City, a 60 feet-wide irrevocable offer of dedication (I.O.D.) on parcel 20A and/or 20B, connecting Blue Oaks Boulevard to large lot Parcel 49 of Sunset West unless a Specific Plan Use Permit has been approved for Parcels 20A and 20B. The location of the I.O.D. shall be determined by the City.
- 5. This general development plan amendment shall not become effective until the effective date of approval for the Sunset West Diversified amendment to the General Plan (GPA 98-06).

ORDINANCE NO. 824

APPROVED: March 28, 2000

REGARDING: SUNSET WEST LOT 29

1. Prior to or concurrently with submittal of an application for a Specific Plan Use Permit, Applicant shall submit a drainage study for review and approval by the City Engineer. The study shall include mitigations as necessary to ensure that predevelopment run-off flows are maintained following the development.

ADDITIONAL CONDITIONS OF APPROVAL FOR THE SUNSET WEST GENERAL DEVELOPMENT PLAN (PDG-92-02)

ORDINANCE NO. 826 APPROVED: May 9, 2000

REGARDING: SUNSET WEST PARCELS 35 & 40A (PORTION)

- 1. The Maximum units per gross acre for the PD-11 designation shall be 11 and for the PD-17 designation shall be 17.
- The development standards set forth in <u>Section 2.7 Multi-Family Residential District</u>
 <u>Standards</u> of the Sunset West General Development Plan shall apply to the PD-11 and
 <u>PD-17 designations</u>, except for the maximum units per gross acre.
- 3. This General Development Plan Amendment shall not become effective until the effective date of approval for the Oaks at Sunset Apartments amendment to the General Plan (GPA-99-09).

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ORDINANCE NO. 873

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR SUNSET WEST: ORDINANCE NO. 729 (Rock Creek, Sunset West Lot 42 Commercial Center / PDG-2001-03)

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

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

- A. A Mitigated Negative Declaration of environmental impacts and a Mitigation Monitoring Program have been approved via City Council Resolution No. 2003-198.
- B. The proposed general development plan amendment is being considered concurrently with an amendment to the General Plan land use element (GPA-2001-03), which would designate the site as Retail Commercial, and is made conditional on approval of the GPA-2001-01.
- C. The proposed general development plan amendments are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The proposed area is physically suited to the uses authorized by the general development plan amendments.
- E. The general development plan amendment is compatible with the land uses existing and permitted on the properties in the vicinity.
- F. The land uses, and their density and intensity, allowed by the proposed general development plan amendments are not likely to create serious health problems or create nuisances on properties in the vicinity.
- G. 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.
- H. The BP/COMM deisgnation is appropriate because it is located at the corner of two major arterials Sunset Boulevard and Park Drive. The surrounding uses are predominately commercial except there is residential development to the west. The BP/COMM designation has been established with development standards that require

larger physical structure setbacks when adjacent to residential development. Also, the list permitted uses have been defined to exclude some of the more intense commercial uses that may be found in the Commercial zone.

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the Sunset West general development plans to redesignate Sunset West Lot 42 from Planned Development – 5 Units per acre (PD-5) to Business Professional/Commercial (BP/COMM), as shown on Exhibit 1, attached hereto and incorporated by reference herein. The Council hereby also approves a text amendment to the Sunset West general development plan to create the BP/COMM designation and establish appropriate development standards and permitted uses, as shown in Exhibit 1. This approval is subject to the following condition:

A. Condition

1. <u>Validity</u>.

This General Development Plan Amendment shall not become effective until the effective date of approval for the Rock Creek, Sunset West Lot 42 Commercial Center amendment to the General Plan (GPA-2001-01).

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the <u>Placer Herald</u>. 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 <u>Placer Herald</u>, 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.

PASSED AND ADOPTED this 8th day of July, 2003, by the following roll call

vote:

AYES:

Councilmembers:

Magnuson, Storey, Hill, Lund

NOES:

Councilmembers:

None

ABSENT:

Councilmembers:

Yorde

ABSTAIN:

Councilmembers:

None

ATTEST:

City Clerk

First Reading:

06/24/03

Second Reading:

07/08/03

Effective Date:

08/08/03

PM/gb E:\clerk\ord\Sunset West Parcel 42 FDG-2001-03

Page 3 of Ord. No. 873

EXHIBIT 1

AMENDMENT TO SUNSET WEST GENERAL DEVELOPMENT PLAN ORDINANCE NO. 729 IS AMENDED AS FOLLOWS:

1. Section 2.3 ZONING DISTRICTS is amended by adding the following:

BP/COMM Business Professional/Commercial

Purpose: To ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, nuisance free environment for commercial and business professional uses compatible that are compatible with surrounding land uses.

2. Section 2.5.C, PERMITTED AND CONDITIONALLY PERMITTED USES/Non-Residential Uses, is amended to read as follows:

<u>Uses</u>	LI/BP/COMM	COMMERCIAL	$\underline{\mathrm{BP}}$	BP/COMM	
Corporate Headquarters	P				
Professional Office	. P		P	P	
Communication Compar	nies P			U	
Banking, Insurance, Fina	ıncial P	P	P	P	
Computer Related Service	ces P	P		P	
Medical/Dental	P	P	P	P	
Hotel Lodging	U	U			
Indoor Commercial Recr	eation U	Ŭ	U	U	
Music Store	P	P		P	
Drug Store	P	P		P	
Stationary Store	P	P		P	
Hardware Store	P	P		P	
Gift Shop	P	P		P	
Hobby Shop	P	P		P	
Apparel Store	P	P		P	
Personal Services (beaut	y/				
barber salon, dry cleaner	s, etc.) P	P		P	
Video Stores/Arcade	P	P		P	
Bars/Liquor Store (not including					
sales in restaurants)	P	P			
Book Store	P	P		P	
Variety Store	P	P		P	
Supermarket	P	P		tre mi	
Bakery	P	P		P	
Restaurant	P	P		P	
Sporting Goods	P	P	•••	P	
Private Mailing Services	P	P	P	P	
Theaters (movie)	U	U			
Convenience Stores	U	U		***	
Day Care Facilities	U	U	U	U	

Page 1 of Exhibit 1 to Ord. No. 873

<u>Uses</u>	LI/BP/COMM	COMMERCIAL	<u>BP</u>	BP/COMM
Athletic Clubs	U	P	U	
Pet Shop	P	P		P
Churches	U	U	U	- U
Automobile Sales with S	ervice U	U _.		
Car Wash	U	U [']		
Bowling Alley	U	U		
Gas Station	U	U		
Golf Driving Range	U	U	U	
Wholesale/Distribution	Ū	U		
Sheet Metal Shop	U	U		
Mini Storage	U	U		U
Massage Parlors	U	U		U
Billiard Room	U	U		
Sex-oriented Business/T	heaters U	U		
Shopping Center	U	U .		U
Commercial Cluster	U	U		U
Mixed Use	U	U		U
Multi-Family	U	U		
Research and Developm	ent U			
Film and Photography	U			
Electronics Manufacturi	ng U			
Laser Optics/Fiber Optic	s U			
Pharmaceutical Manufac	turing U			
Sonics and Sound Imagi	ng U		·	
Light Manufacturing, Fabrication				
or Assembly	U			
Printing Shops	U	****		

- 3. Section 2.8, COMMERCIAL AND LIGHT INDUSTRIAL/BUSINESS PROFESSIONAL/COMMERCIAL DISTRICT STANDARDS, is amended to read as follows:
 - 2.8 LIGHT INDUSTRIAL/BUSINESS PROFESSIONAL/COMMERCIAL, COMMERCIAL, BUSINESS PROFESSIONAL, AND BUSINESS PROFESSIONAL/COMMERCIAL DISTRICT STANDARDS
 - 2.8.1 Building Height and Parcel Coverage

	LI/BP/COMM	<u>COMM</u>	<u>BP</u>	BP/COMM
Max. bldg. Height	40'	40'	30	40'
Max. lot coverage	60%	60%	60%	60%

4. Section 2.8.2b is hereby added as follows:

2.8.2b Setbacks for BP/COMM

Min. Setbacks From	First Story	Second Story	<u>Parking</u>
Public Street	25'	25'	15'
Park	25'	25'	10'
Property Line	10'	10'	10'
Adjacent Residentially Zoned			
Property Line	40'	50'	20'
Park Property Line Adjacent Residentially Zoned	25' 10'	25' 10'	10' 10'

5. Section 2.8.3 is hereby amended to read as follows:

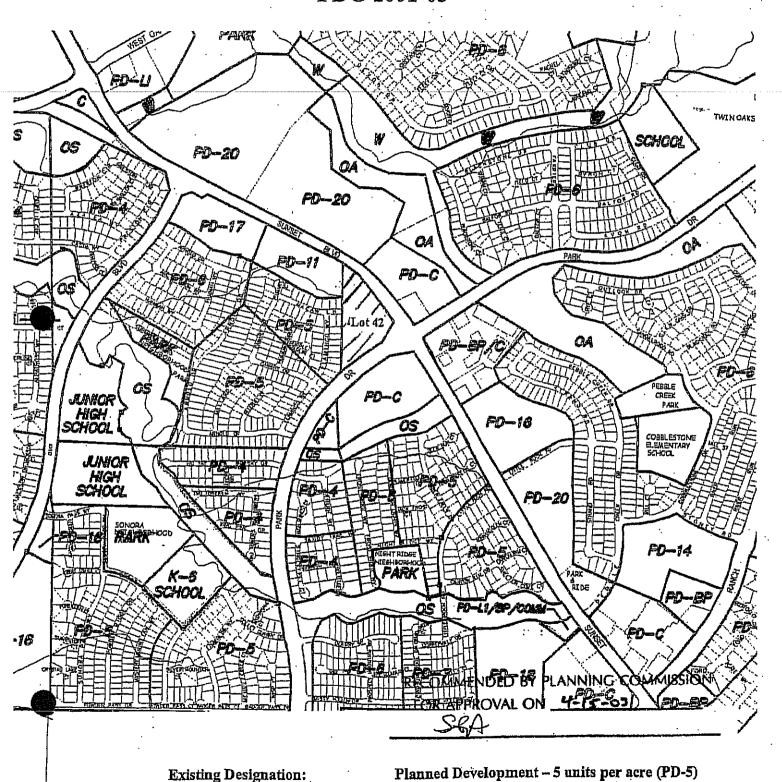
2.8.3 Parking, Non-Residential

- A. Parking lots should be adequately lighted. Maximum height of light poles shall not exceed twnety-five feet (25') in height.
- B. A reduction in the number of required parking stalls may be granted, provided the reduction is associated with providing additional separation or buffering from adjacent land uses.

PM/gb E:\clerk\ord\Sunset West Parcel 42 PDG-2001-03

Rock Creek, Sunset West Lot 42

General Development Plan Amendment Exhibit PDG-2001-03



Proposed Designation:

Business Professional/Commercial (BP/COMM)

ACKNOWLEDGMENTS

Adoption of the Sunset West General Development Plan, rezoning and large lot tentative map represents the cooperative effort of the City of Rocklin officials and staff, and the Sunset West representatives.

These include:

COUNCIL:

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Clarke Dominguez, Vice Mayor

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Diversified Investors

Sacramento Sunset

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Rocklin Partners

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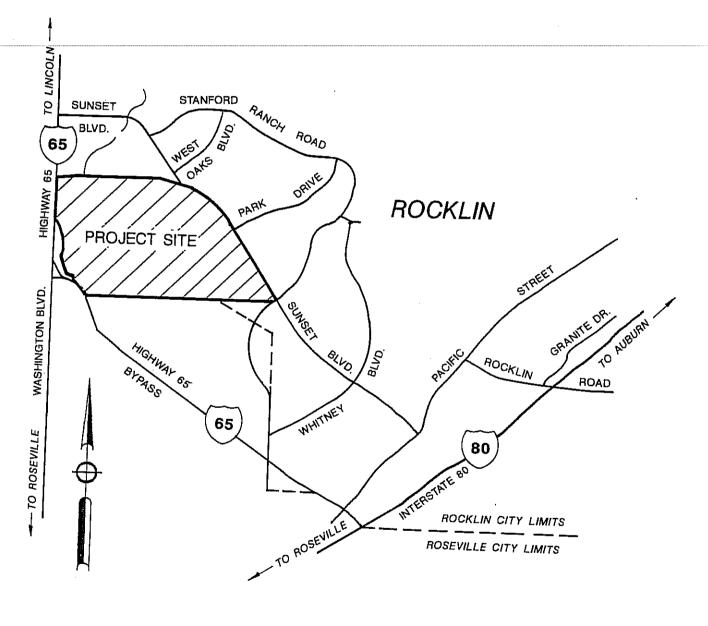
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INTRODUCTION

The General Development Plan Area

The Sunset West General Development Plan Area encompasses approximately 909 acres within the City of Rocklin. The site is located between and fronts both State Highway 65 and Sunset Boulevard at the western edge of the City of Rocklin.



Area Location Map

PURPOSE AND CONTENT

The purpose of the Sunset West General Development Plan is to designate land uses, primary circulation corridors, public facilities, development standards, design guidelines and implementation criteria for the Plan Area. Additionally this document establishes the framework for the implementation of future entitlement processes.

The plan and associated environmental impact report are the basis for subsequent subdivision maps and development plan approvals within this plan area.

The General Development Plan is organized in seven key sections:

- Section 1 Relationship to the Rocklin General Plan.
- Section 2 <u>General Development Plan Standards</u>. The Development Standards set forth the permitted and conditional uses, design parameters and other prescriptive requirements that dictate the use and form of development within the plan area.
- Section 3 <u>Circulation.</u> This section describes and sets forth the requirements and design components which provide the primary vehicular, pedestrian and bikeway circulation systems for the plan area.
- Section 4 Parks and Open Space. The information provided in this section defines the plan's park and open space system as well as the resource conservation/preservation measures associated with those two components.
- Section 5 <u>Public Facilities.</u> This section portrays the public land use components and the plan's primary infrastructure improvements.
- Section 6 <u>Development Guidelines.</u> The Development Guidelines set forth the context for the plan, the concepts and goals that guide development, and specific guidelines for implementation of the plan.
- Section 7 Implementation Plan. The Implementation Plan sets forth requirements for improvements, commitments for public infrastructure and other general conditions of performance that will define buildout parameters within the General Development Plan.

PLANNING AREA DESCRIPTION

The pattern of land use in the Sunset West General Development Plan Area is determined by a number of natural and man-made features, both within the plan area, and in the surrounding community. These include:

- The primary vehicular circulation system, including Highway 65, and the other major arterials which transect the plan area as part of the City's overall circulation master plan,
- The regional access and high visibility afforded by Highway 65, and the proposed major arterials in the plan area,
- The adjacent land uses, both existing and planned,
- The natural land features, including the Mehrten geologic formations, the drainage patterns, and topography,
- The native vegetation and other natural features of special character including the vernal pools and other natural wetlands,
- View corridors and urban design considerations.

Natural land forms, the location of the Sunset West General Development Plan Area and its high visibility along Highway 65 provide the opportunity for these key elements of the Sunset West General Development Plan.

- A large amount of open space,
- Concentrated commercial and business-professional employment centers,
- Diverse and alternative residential land uses.

The Sunset West General Development Plan Area lies in the western portion of the existing urban area of Rocklin. The plan area is adjacent to existing and planned urban land uses on three sides, and is bound on the western edge by State Highway 65. The plan area is a logical location for the extension of urban uses in the City. The Sunset West General Development Plan is a mixed use community which includes approximately 3,100 dwelling units.

Historically, the Sunset West General Development Plan Area has been utilized for grazing. Most of the site is covered with dense grasses and thistle with sparsely scattered trees located along Pleasant Grove Creek.

Existing man-made features in the plan area are limited to easements for a petroleum pipe line and natural gas pipeline. The eight-inch pressure petroleum line is located in an easement along the south boundary of Sunset West. The line is owned and maintained by the Santa Fe Pacific Pipeline Partners, L.P. The PG&E 12-inch natural gas pipeline is contiguous and south of the petroleum line.

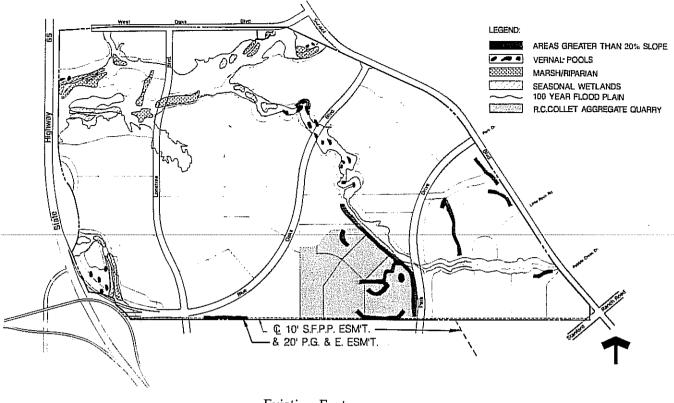
Mining operations exist in the southern portion of the site and consist of open pit excavation of cobbly material derived from the Mehrten Formation. The current mining operation has resulted in a deep excavation pit that has moderately steep side slopes. The excavation pit will be reclaimed and converted to urban uses with the implementation of this plan.

The Rocklin vicinity is generally regarded as a transitional zone between the flat open terrain of the Central Valley and the foothills of the Sierra Nevada Mountains. As a consequence of the underlying Mehrten geologic formations, the Sunset West General Development Plan Area is not typical of the terrain and vegetation common to either the Sierra or valley habitats. These geologic formations are the single most significant environmental factor responsible for shaping the character of the plan area.

Site topography is characterized by broad ridges and shallow valleys with gentle slopes. In general, natural slopes have typical gradients of 5 percent to 15 percent and usually do not exceed a gradient of 20 percent to 25 percent. Typical relief from drainage swale to ridge top ranges from 3 to 30 feet. Site elevations vary from approximately 110 feet above mean sea level in the western portion of the site to a maximum of approximately 260 feet in the southeastern corner of the site. Maximum relief across the site is approximately 150 feet.

Many small ephemeral streams cross the site and generally flow in a west to northwesterly direction. Primary drainage within the project site is Pleasant Grove Creek which traverses the northern portion of the site in an east to west direction.

Although the Mehrten formations are not conducive to the growth of woody vegetation, the "pocketed" terrain has provided a setting for the evolution of vernal pools. Vernal pools are small, hardpan-floored depressions in valley grassland mosaics that fill with water during winter months. The water regime of a vernal pool is seasonal, generally involving recharge during the winter and spring seasons, eventually drying up during the latter part of the spring. Individual pools vary significantly both in the length of time they remain wet and in plant species diversity. Native plant species have adapted to the unique pool habitat, and as such are limited in their distribution to pool areas. Several plant species of interest have been identified in the vernal pools in the plan area. The locations of wetlands in the plan area are shown on the next page. Wetland areas including vernal pools, riparian/marsh areas, and the seasonal wetlands which are characteristic of land along the Pleasant Grove drainage way.



Existing Features

The configuration and mix of land uses within the Sunset West Plan area has been designed to achieve a strong sense of community as well as a desirable relationship between the areas job\housing balance. The Land Use Plan has incorporated opportunities for pedestrian linkage between residential, commercial and public uses.

The proposed land use mix offers the potential for ±3,100 residential dwelling units. Between the commercial, business professional and light industrial land uses the plan area provides the opportunity for 2,500 jobs that would be located in very close proximity to the residential land uses.

The land use mix in Sunset West results from a desire to create a safe, convenient community that provides a mix of amenities and opportunities to complement the residential component.

Potential job generation is calculated on the basis of ITE employee rates for Business Professional, Commercial and Light Industrial land uses.

SECTION 1 - RELATIONSHIPS TO THE ROCKLIN GENERAL PLAN

1.1 GENERAL PLAN COMPATIBILITY

Adoption of the Sunset West General Development Plan and its related General Plan Amendment land use categories will control development within the Plan Area. Adoption of the project revises the existing General Plan Map via a map revision, converting land area previously designated as Planning Reserve to community oriented mixed use residential and commercial designations.

1.2 GENERAL DEVELOPMENT PLAN GOALS

The mix and spatial distribution of land uses in the Sunset West General Development Plan is intended to achieve the following Rocklin General Plan land use goals:

HOUSING ELEMENT POLICY 6

To ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices that will meet the needs for projected growth.

LAND USE POLICY 9

To promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques.

LAND USE POLICY 45

To consider the effects of land use proposals and decisions on the South Placer area and to consider the efforts to maintain a jobs-housing balance.

HOUSING ELEMENT POLICY 3

To ensure that existing and new neighborhoods receive an adequate level of public services, public facilities, and public protection.

CIRCULATION POLICY 6

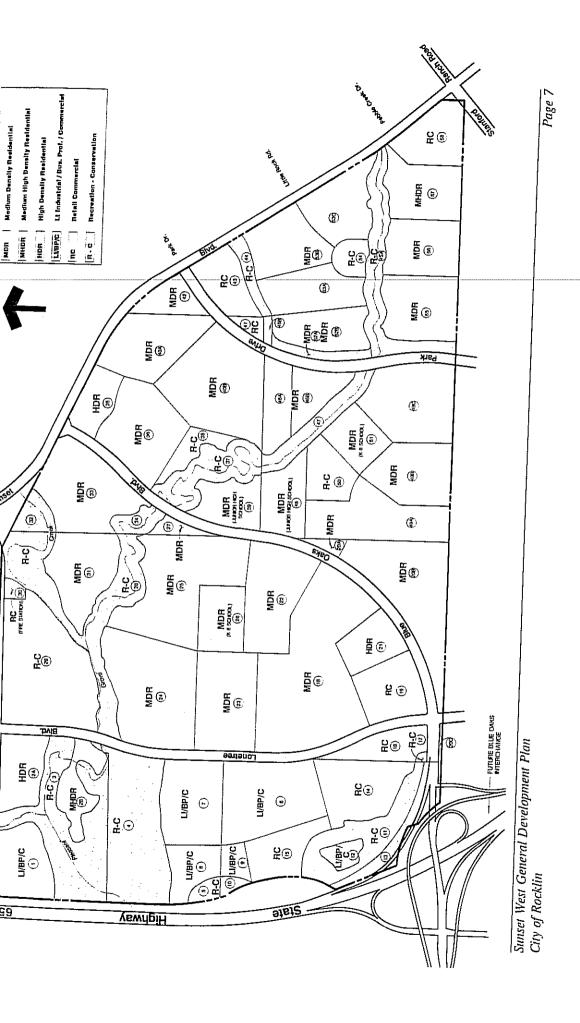
To promote pedestrian convenience through development conditions requiring sidewalks, walking paths, or hiking trails that connect residential areas with commercial, shopping, and employment centers.

CIRCULATION POLICY 5

To promote and support coordinated public transit services that meet residents' needs.

OPEN SPACE, CONSERVATION, AND RECREATION POLICY 20

To consider development projects in terms of their visual qualities and compatibility with surrounding areas, especially those urbanizing areas abutting rural or semi-rural areas.



SECTION 2 - DEVELOPMENT STANDARDS

The General Development Plan Standards are the prescriptive requirements for all private land use development in the Sunset West Plan area.

2.1 SCOPE OF THE GENERAL DEVELOPMENT PLAN

The standards define:

- A. Permitted and conditionally permitted uses;
- The location, height, bulk, and size of buildings and structures;
- C. The size of lots, setbacks, buffers and orientation with adjacent land uses;
- D. The percentage of a lot which may be covered by a building or structure;
- E. Requirements for off-street parking and loading;
- F. The Sunset West primary circulation system improvements;
- G. Open Space, conservation and mitigation of sensitive habitat resources.

2.2 RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE

All provisions of the Rocklin Municipal Code (Zoning Code) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between the Rocklin Municipal Code and the General Development Plan, the provision of the General Development Plan shall supersede.

2.3 ZONING DISTRICTS

The following zoning districts are designated in the Sunset West Planned Development:

PD-R4 Residential

Four (4) Dwelling units to the gross acre

Purpose: The intent of this district is to provide for low density, single family -

detached residential units, with a minimum lot size of 7,000 square

feet and an average size of 7,500 square feet.

PD-R5 Residential

Five (5) Dwelling units to the gross acre

Purpose: Intended to provide for medium low density, single family -

detached residential units, with a minimum lot size of 5,500 square

feet and an average size of 6,000 square feet.

PD-R6 Residential

Six (6) Dwelling units to the gross acre

Purpose: Intended to provide for medium low density single family detached

and attached residential units, with the opportunity to utilize both traditional and non-traditional parcel configurations. Minimum lot size of 5,000 square feet with an allowed average of 5,500 square feet

size of 5,000 square feet with an allowed average of 5,500 square feet.

PD-R7 Residential

Seven (7) Dwelling units to the gross acre

Purpose: This district is intended for single family attached and detached units

using traditional and non-traditional parcel designs. Minimum lot

size is 3,500 square feet with an average of 4,500 square feet.

PD-R11 Residential

Eleven (11) Dwelling Units to the gross acre

Purpose: This multi-family district is intended for high density residential

development for apartments, condominiums, town houses, or cluster designs. Minimum parcel sizes are 2 acres and maximum

site coverage is 60 percent.

PD-R15 Residential

Fifteen (15) Dwelling units to the gross acre

Purpose: This multi-family district is intended for high density residential

development for apartments, condominiums, town houses, or cluster designs. Minimum parcel sizes are 2 acres and maximum site

coverage is 60 percent.

PD-R17

Residential

Seventeen (17) Dwelling Units to the gross acre

Purpose:

This multi-family district is intended for high density residential development for apartments, condominiums, town houses, or cluster designs. Minimum parcel sizes are 2 acres and maximum

site coverage is 60 percent.

PD-R18

Residential

Eighteen (18) Dwelling units to the gross acre-

Purpose:

This multi-family district is intended for high density residential development for apartments, condominiums, town houses, or cluster designs. Minimum parcel sizes are 2 acres and maximum site

coverage is 60 percent.

BP

Business Professional

Purpose:

To ensure the proper development and use of land and

improvements in a manner so as to achieve a high quality, nuisance free environment for business professional uses compatible with

the surrounding land uses.

C

Commercial

Purpose:

This district is intended to provide opportunities for neighborhood and community regional commercial uses.

LI/BP/C

Light Industrial/Business-Professional/Commercial

Purpose:

This district is intended to provide flexibility for multiple development opportunities. In order to maintain land use compatibility, intensive commercial and light developments will require a Conditional Use Permit as defined in Subsection C of Section 2.5 in this document. The intensity of development within this combined zoning district has been assumed in the Sunset EIR to build out 65 percent Commercial, 25 percent Business Professional, and 10 percent Light Industrial.

OS

Open Space Zone

Purpose:

This district is intended to preserve and mitigate natural resources and buffer them from adjacent land uses. Storm water conveyance and detention will also utilize open space area. The open space corridor which transects the plan area will preserve natural drainage ways, link public facilities via the adjacent pedestrian trail, and create a unifying element to the plan.

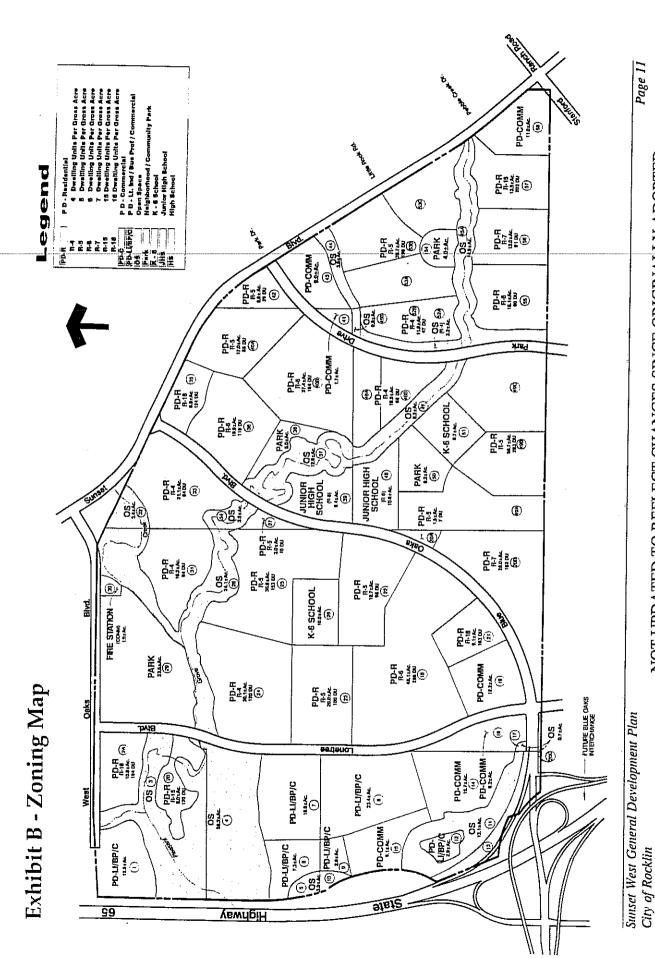
PARK

Park Facilities

Purpose:

This district will provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for improvements and annexed into the City of Rocklin Parks CFD.

*Note: Zoning classifications for all school parcels are designated on Exhibit B. The two parcels which comprise the Junior High School site have an underlying land use designation which would allow residential development to occur in the event that Rocklin Unified School District chooses not to use the site for a future school facility. The formal General Plan land use category for schools is Public-Quasi Public. Typically, schools are allowed in almost all zoning categories in the city. Although not explicitly stated in the General Plan, past practice indicates schools can be developed, subject to a use permit, with the underlying MDR designation proposed by the SSW plan.



NOT UPDATED TO REFLECT CHANGES SINCE ORIGINALLY ADOPTED ROCKLIN COMMUNITY DEVELOPMENT DEPARTMENT

PLEASE SEE SURRENT CITY OF ROCKLIN ZOINGING MAP

2.4 PARCEL AREA

Gross parcel acreage shall determine the number of dwelling units within each residential zone.

The gross acreage is calculated to include the area within a large lot parcel measured to the center line of any adjacent street, exclusive of arterial streets and open space areas as shown on Exhibit B.

2.5 PERMITTED AND CONDITIONALLY PERMITTED USES

Buildout of the General Development Plan area will be approved on an incremental basis and will require the approval of additional entitlements. Individual projects must obtain approval of Specific Plan Use Permits and/or tentative subdivision or parcel maps for each project.

The following tables identify the permitted and conditionally permitted uses in each applicable zoning category.

A. Single Family Residential

<u>Uses</u>	<u>RD-4</u>	<u>RD-5</u>	<u>RD-6</u>	<u>RD-7</u>
Single family detached	P	Р	P	P
Single family attached			P	P
Accessory uses and structures	P	P	P	P
-Duplex			-U	P
Churches, Schools	U	U	U	U
Rooming Houses	U	U	U	U
Secondary Residential Units	U	U	U	U
Community/Residential Care	U	U	U	U
Mobile Home Park	U	U	U	U

P = Permitted Use

U = Conditionally Permitted Use

-= Prohibited

B. Multi-Family Residential

<u>Uses</u>

Apartments, Townhouses, Condominiums	P
Accessory uses and structures	P
Triplex	P
Churches, Schools	U
Rooming Houses and Boarding Houses	Ŭ
Lodges; Rest Homes	U
Community/Residential Care	U
Mobile Home Park	TT

 $P=Permitted\ Use$

U = Conditionally Permitted Use

-= Prohibited

C. Non-Residential Uses

<u>Uses</u>	LI/BP/COMM.	COMMERCIAL	<u>BP</u>
Corporate Headquarters	P		
Professional Office	P		P
Communication Companies	P		
Banking, Insurance, Financial	P	P	P
Computer Related Services	P	P	
Medical/Dental	P	P	P
Hotel/Lodging	U	U	
Indoor Commercial Recreation		U	ŢŢ
Music Store	P	P	
Drug Store	P	P	
Stationary Store	P	P	
Hardware Store	P	P	
Gift Shop	P	P	
Hobby Shop	P	P	
Apparel Store	P	P	
Personal Services (beauty/barber	-	•	
salon, dry cleaners, etc.)	P	P	
Video Stores/Arcade	P	P	
Bars/Liquor Store	P	P	
Book Store	P	P	
-Variety Store	P	P	
Supermarket	P	P	
Bakery	P	P	
Restaurant	P	P	
Sporting Goods	P	P	
Private Mailing Services	P	P	P
Theaters (movie)	Ū	Ū	·
Convenience Stores	Ŭ	Ŭ	
Day Care Facilities	Ŭ	Ū	U
Athletic Club	Ŭ	P	Ū
Pet Shop	P	P	
Churches	U	Ü	U
Clubhouse	Ŭ	Ŭ	
Automobile Sales with Service	Ü	U	
Car Wash	Ü	U	
Bowling Alley	Ü	U	
Gas Station	U	Ū	
Golf Driving Range	U	U	U
Wholesale/Distribution	U	Ū	U
Sheet Metal Shop	U	U	
Mini Storage	U	U	
14mm Diotage	U	U	

Uses (Continued)	LI/BP/COMM.	COMMERCIAL	<u>BP</u>
Massage Parlors	U	U	
Billiard Room	U	U	
Sex-Oriented Business/Theaters	U	U	
Shopping Center	U	U	
Commercial Cluster	U	U	
Mixed Use	U	U	
Multi-Family	U	U	
Research and Development	U		
Film and Photography	U		
Electronics Manufacturing	U		
Laser Optics/Fiber Optics	U		
Pharmaceutical Manufacturing	U	***	
Sonics and Sound Imaging	U		
Light Manufacturing, Fabrication,	or		
Assembly	U		
Printing Shops	U		

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

Legend

P = Permitted Use

U = Conditionally Permitted Use

-- = Prohibited

2.5.1 Combined Light Industrial/Business Professional/Commercial District

The following shall apply to development in the Light Industrial/Business-Professional/Commercial district.

A. Any land use which generates an appreciable offensive noise, dust, odor, lighting, vibration, or other significant nuisance, as determined by the Community Development Director, Planning commission, or City Council shall be prohibited.

2.5.2 Mixed Land Uses

Projects proposing to mix uses within a zone will be required to obtain a Conditional Use Permit. Approval of a mixed use project will be based on compliance with this subsection and will be required to reflect appropriate architectural design treatments for each specific use.

A Traffic Impact Study will be required for each mixed use project. The intent of the study will be to analyze the differences between the permitted uses and the conditional use being requested. Both a daily trip and PM peak hour trip analysis must be provided. Each traffic study shall analyze variations between the base Sunset West EIR Circulation Analysis and those associated with the proposed project.

- In order to provide flexibility, any permitted or conditionally permitted land use which typically falls under a business professional description may be permitted in the Commercial district subject to a conditional use permit approval and provided the B-P use does not exceed 20% of the floor area of the development.
- Residential uses are allowed only in the second floor of buildings in commercial land use designations, and the total floor area of all units shall not exceed forty percent (40%) of the gross floor area of the building. Allocation of residential units is subject to City approval for the additional units. Parking requirements for such use mixes will be subject to providing the required number of parking spaces for both uses or justifying a shared parking facility during the Specific Plan Use Permit process.

2.5.3 Similar Uses

Uses which are not listed as permitted uses, but which are similar in nature to any of the listed uses may be permitted subject to a conditional use permit approval by the Planning Commission or City Council.

2.6 SINGLE FAMILY RESIDENTIAL DISTRICT STANDARDS

2.6.1 Minimum Lot Standards

TABLE 2.1 MINIMUM LOT STANDARDS ¹

	R-4	R-5	R-6	R-7
Max. units per gros acre	4	5	6	7
Min. lot area (sq. ft.)	7,000	5,500	5,000	3,500
Average lot area	7,500	6,000	5,500	4,500
Min. lot width		•		
Interior ²	65'	50'	40'	40'
Corner	70'	55'	45'	45'
Min. lot depth	100'	100'	90'	80'
Setbacks				
Front ³	20'	20'	18'	18'
To Garage	20'	20'	20'	20'
Side, Interior ⁴	5'	5'	5'	5'
Side, Street	10'	10'	10'	10'
Rear	10'	20'	20'	18'
Max. lot coverage	40%	40%	40%	40%
Max. building height				
Principal building	30'	30'	30,	30'
Accessory building	14'	14	14'	14'

For non-traditional single family designs such as zero lot line zipper lots, wide/shallow lots, or cluster residential, the minimum standards may be modified up to 20 percent subject to a Specific Plan Use Permit approval by the Planning Commission or City Council.

Lot widths for cul-de-sac and elbow lots may be reduced to a minimum of thirty-five feet (35'), measured at the front setback line.

Front yard setbacks should be varied as defined in Section 2.6.3.

In the case of zero lot line and attached units a the five foot (5') setback will apply only to one side, providing a minimum ten foot (10') separation between buildings.

2.6.2 Sante Fe Pacific Pipeline

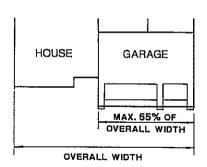
All parcels which abut the existing Santa Fe Pacific Pipeline (SFPP) along the south plan area boundary shall utilize a fifty foot (50") setback from the edge of the SFPP easement to any portion of a residential structure, except that property east of a point approximately 400 feet east of Park Drive. Structures in that area shall be subject to a 25' setback from the edge of the PG&E easement.

2.6.3 Varied Front Yard Setbacks

Varied front yard setbacks are required along the frontages of residential streets. No more than three (3) houses in a row may have the front yard in a straight line. Differences in front yard setbacks should be at least two feet (2').

2.6.4 Garage Width

Where the garage is even with, or protrudes in front of the living area, the garage width shall not exceed sixty-five percent (65%) of the building frontage. Where the garage is set back a minimum of five feet (5') behind the front edge of the dwelling, or where the facade of the garage is in two distinct bays, the garage width shall not exceed seventy percent (70%) of the total front width of the residence.



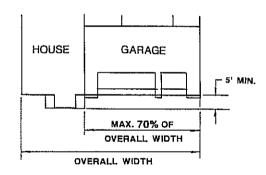


Figure 2-1-Maximum Garage Width

2.6.5 Clear Vision Triangle

At intersections of two (2) 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, as shown in the clear vision triangle illustration. Landscaping within the clear vision triangle shall be limited. No groundcovers or shrubs two feet six inches (2'6") or greater in height shall be allowed and only single-stemmed trees shall be allowed with lateral branches removed to a height of eight feet (8') to maximize visibility.

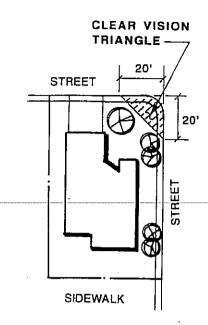


Figure 2-2 - Clear Vision Triangle

2.7 Multi-Family Residential District Standards

2.7.1 Minimum Lot Standards

The following development standards shall be applied to all PD-R-15 and PD-R18 zones.

Max. units per gross acre	<u>RD-11</u>	<u>RD-15</u>	<u>RD-17</u>	<u>RD-18</u>
	11	15	17	18
Min. lot area (apartments, townhomes, condo only)	2 acres	2 acres	2 acres	2 acres
Min. lot width Interior Corner	70'	70'	70'	70'
	80'	80'	80'	80'
Max. lot coverage	60%	60%	60%	60%
Max. # of stories	3	3	3	3
Max. building height Principle building Accessory Building	35'	35'	35'	35'
	14'	14'	14'	14'

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2.7.2 Multi-Family Setbacks

Min. setbacks from	First Story	Second Story	<u>Parking</u>
Public Street	20'	25'	15'
Lt. Industrial/B-P/Comm.	20'	35'	10'
Single Family	35'	50'	5'
Open Space/Park	20'	20'	20'
Building to Building	15'	20'	NA
From SFPP Pipeline	50'	50'	NA

OPEN SPACE

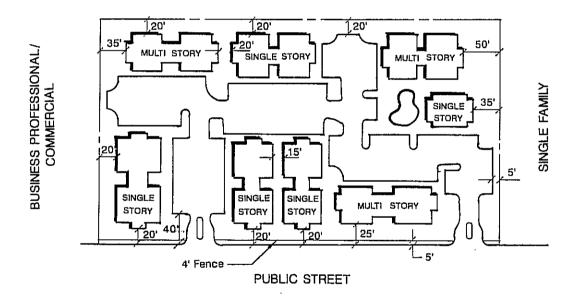


Figure 2-3 - Multi-Family Setbacks

2.7.3 Building Heights

With approval of the Planning Commission or City Council, as part of the Specific Plan Use Permit process, the maximum allowable height can be increased to forty feet (40') based on an overall acceptable project design.

2.7.4 Parking and Access-Circulation

Specific parking and access standards for multi-family residential development include:

- A. 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 one hundred fifty feet (150') in length if the design includes turnaround arrangements or "emergency only" access arrangements, to the satisfaction of the City of Rocklin.
- B. Secondary access drives for private driveways may be installed with a minimum full travel pavement of twenty feet (20'), 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.
- C. A minimum four foot (4') open type fence shall be incorporated when multifamily units front a public road. The fence shall be sited parallel to the public roadway, with a minimum five foot (5') setback, for the purpose of preventing residents from using the public road for on-street parking.
- D. Access drives shall be located no closer than ten feet (10') from the inhabited portions of a dwelling unit, measured in any direction from the edge of the drive. Parking spaces shall be located a minimum of five feet (5') from any residential structure.
- E. A minimum vertical clearance of at least fourteen feet (14') shall be maintained above access drives.

2.7.5 Open Space

- A. No less than thirty percent (30%) of the net land area shall be devoted to open space. Open space shall be defined as all areas exclusive of buildings, parking lots, and driveways.
- B. Each first floor unit shall be provided with private open space in the form of a balcony or an enclosed patio with a minimum square footage of 50 square feet. This will count towards the required 30 percent open space. Second and third story units can use alternative treatments such as bay windows as a substitute. Such treatments shall be required to offset the loss of open space by incorporating barbecue and picnic facilities adjacent to each building.

2.8 COMMERCIAL AND LIGHT INDUSTRIAL/BUSINESS PROFESSIONAL/COMMERCIAL DISTRICT STANDARDS

2.8.1 Building Height and Parcel Coverage

	LI/BP/COMM	COMM.	<u>BP</u>
Max. Bldg. Height	40'	40'	30 '
Max. lot coverage	60%	60%	60%

2.8.2 Setbacks

Min. Setbacks From	First Story	Second Story	Parking
Public Street	25'	25'	25'
Multi-Family	20'	35'	10'
Single Family	35'	50'	15'
Open Space/Park	25'	25'	20!
Any Property Line	20'	20'	NA

2.8.2a Setbacks for BP

Min. Setbacks from:	First Story	Second Story	Parking
Public Street	25'	25'	15'
Park	25'	25'	10'
Property line	10'	10'	10'

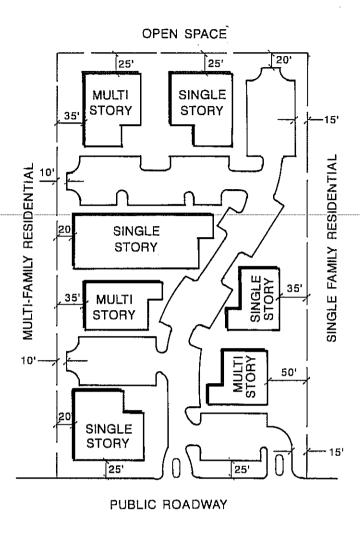


Figure 2-4 - Non-Residential Setbacks

- A. Parking facilities must be a minimum of ten feet (10') from property line of an adjoining use and twenty feet (20') from an Open Space parcel.
- B. Trash enclosures, noise generating equipment, and other nuisances shall be directed away from adjacent residential units and appropriate noise attenuation measure provided. Enclosures shall be a minimum of ten feet (10') from any property line.

2.8.3 Parking, Non-Residential

Parking lots should be adequately lighted. Maximum height of light poles shall not exceed twenty-five feet (25') in height.

SECTION 3 - CIRCULATION

The primary arterial roadways within the plan are depicted on Exhibits A and B in Sections 1 and 2 of this document. These roadways comprise components of the North Rocklin Traffic Study and have been adopted as citywide General Plan Circulation Element Roads.

The primary arterial roadways are plan level improvements and comprise the areas backbone circulation system and, as such, portions of these roadways are considered to be Core Infrastructure improvements. Core improvements for the arterial roadways, as with other plan level utilities, will be a shared-responsibility of the Sunset-West-Developers.

Core Infrastructure improvements for arterial roadways will be phased with project specific frontage improvements to complete the construction of the full width road sections. Core and project specific improvements are defined as described in Table 3.1.

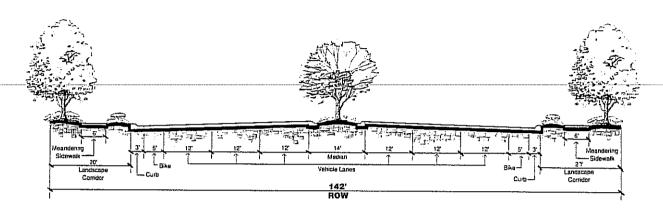
TABLE 3-1 CORE AND PROJECT SPECIFIC IMPROVEMENTS

Road	# of Lanes	Core Improvements	Project Specific Improvements
West Oaks (east of Lonetree Boulevard)	2	Two travel lanes (south ½ road section) and frontage improvements on south side from northeast corner of plan area to Lonetree Boulevard.	None.
West Oaks Boulevard (west of Lonetree Boulevard)	2	None.	Two travel lanes and frontage improvements on south side.
Blue Oaks Boulevard (from Sunset Boulevard to Lonetree Boulevard)	4	Center two travel lanes and median.	Outside travel lanes and frontage improvements.
Blue Oaks Boulevard (from Lonetree Boulevard to Caltrans Right of Way)	6	Center four travel lanes and median.	Outside travel lanes and frontage improvements.
Park Drive*	4	Center two travel lanes and median.	Outside travel lanes and frontage improvements.
Lonetree Boulevard	4	Center two travel lanes and median.	Outside travel lanes and frontage improvements.

^{*} Ultimate six lane configuration may be constructed if determined necessary in the future. Adequate right of way width has been designed into the project to accommodate the ultimate road section.

3.1 TYPICAL STREET SECTIONS

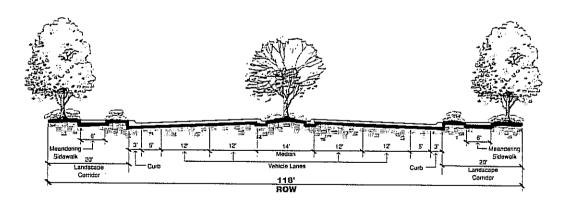
A. Blue Oaks Boulevard, west of Lonetree Boulevard will accommodate six (6) traffic lanes, fourteen foot (14') wide median, two-five foot (5') bike lanes, and twenty foot (20') wide landscape corridors in a one hundred forty-two foot (142') right of way.



Blue Oaks Boulevard - West Of Lonetree Blvd.

Figure 3-1 - Blue Oaks Boulevard 6-Lane

B. Blue Oaks Boulevard, from Sunset Boulevard to Lonetree Boulevard and Lonetree Boulevard will have a one hundred eighteen foot (118') right of way with four traffic lanes, a fourteen foot (14') median, two-five foot (5') bike lanes, and twenty foot (20') landscape corridors on each side. Lonetree Boulevard will also utilize this same section.



Blue Oaks Boulevard - East Of Lonetree Blvd.

Lonetree Boulevard

Figure 3-2 - Blue Oaks Boulevard and Lonetree Boulevard 4-Lane

C. Park Drive from Sunset Boulevard to the southern boundary of the plan will provide a right of way width to accommodate six (6) travel lanes, a fourteen foot (14") median, two-five foot (5') bike lanes, and the twenty foot (20') wide landscape corridors within a one hundred forty-two foot (142') easement. Planned construction calls for four (4) of the potential six (6) lanes to be implemented. The additional two travel lanes, if determined in the future to be necessary, shall be constructed as the interior lanes as shown in the above cross section.

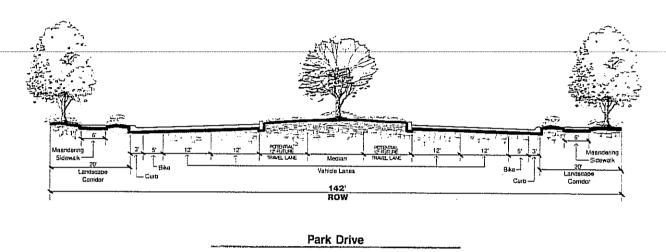


Figure 3-3 - Park Drive

D. Residential streets in the plan area are designed to link local streets and non-residential land uses to the arterial street system. Two-lane residential streets are designed with a forty-four foot (44') right of way that incorporates two (2) lanes of auto traffic, on-street parking, curb and gutter, and a pedestrian sidewalk.

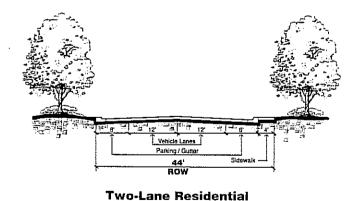
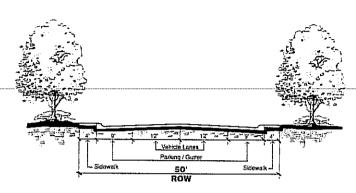


Figure 3-4 - Two Lane Residential

Residential collectors are designed with a fifty foot (50') right of way that incorporates two (2) lanes of traffic, on-street parking, curb and gutter, and pedestrian sidewalks. During consideration of individual small lot tentative maps, some residential collector roadways may be required to also provide five foot (5') bike lanes.



Typical Residential Collector

Figure 3-5 - Residential Collector

3.1.1 Transit Facilities

Bus turnouts shall be provided at the following intersections:

Park Drive -SW corner of Park Drive and Sunset Boulevard
Blue Oaks -SW corner of Blue Oaks Boulevard and Sunset Boulevard
West Oaks -SW corner of West Oaks Boulevard and Sunset Boulevard
Lonetree Boulevard -SW corner of Lonetree Boulevard and West Oaks Boulevard
Blue Oaks Boulevard -SE corner of Blue Oaks Boulevard and Lonetree Boulevard
-NE corner of Blue Oaks Boulevard and Lonetree Boulevard

3.2 LANDSCAPE CORRIDOR

The landscape plantings within the public right of ways on all arterial roadways are designed to create an attractive and unifying theme for the plan area. The following sections shall control the type and intensity of landscape treatments to be used. Also see Section 6.1.1 Streetscapes.

3.2.1 Street Trees

The primary delineators along roadways are street trees, which create rhythm and soften the environment. Street trees provide shade, pedestrian scale and create an identifiable streetscape.

The following guidelines shall apply to street trees:

- A. Street trees within landscape corridors should be placed twenty-five to thirty-five feet (25'-35') on center in a planting area adequate for proper root development. Drought and pollution tolerant species are encouraged.
- B. Placement of street trees should not obstruct street lighting, directional signage, and/or important vehicular and pedestrian sightlines.
- C. Street trees should be planted from fifteen (15) gallon or larger containers. Five (5) gallon container trees may be planted upon approval by the City of Rocklin if fifteen (15) gallon container sizes are not available.
- D. Street trees should be selected to compliment surrounding colors and textures. Special attention should be given to the growth habit, form, growth rate, texture, and seasonal interest of the tree species.
- E. A dominant species of street tree should be designated for each major roadway to provide visual continuity and harmony.
- F. Subordinate trees should be planted from fifteen (15) gallon or larger containers and shall be placed at fifteen to twenty feet (15' 20') on center in a random fashion.
- G. Accent trees should be used to highlight significant areas such as intersections, points of entry and transitional areas.
- H. Accent trees should be planted from five (5) gallon or larger containers and should be placed at fifteen to twenty-five feet (15' 25') on center.

Following are the suggested dominant street trees for the major arterials within the Sunset West General Development Plan area.

Lonetree Boulevard

Landscape Corridors

20'

Sidewalks

6' wide, meandering

Design Characteristics

Single row of street trees planted in a linear fashion

Tree Species

Maytenus boaria (Mayten Tree)

Tree Spacing

25' - 35' on center

Median

14'

Design Characteristics

Single row of street trees planted in a random fashion

Tree Species

Liguidambar styraciflua "Palo Alto" (Sweet Gum)

Tree Spacing

25' - 35' on center

Park Drive

Landscape Corridors

20'

Sidewalks

6' wide, meandering

Design Characteristics

Single row of street trees planted in a linear fashion

Tree Species

Pistacia chinensis (Chinese Pistache)

Tree Spacing

25' - 35' on center

Median

14' wide

Design Characteristics

Single row of street trees planted in a random fashion

Tree Species

Pyrus kawakamii (Evergreen Pear)

Tree Spacing

25' - 35' on center

Blue Oaks Boulevard

Landscape Corridors

20'

Sidewalks

6' wide, meandering

Design Characteristics

Single row of street trees planted in a linear fashion

Tree Species

Celtis sinensis (Chinese Hackberry)

Tree Spacing

25' - 35' on center

Median

14' wide

Design Characteristics

Single row of street trees planted in a random fashion

Tree Species

Ulmus parvifolia (Evergreen Elm)

Tree Spacing

25' - 35' on center

Substitutions must be approved by the Planning Commission or City Council as part of a tentative map or Specific Plan Use Permit. Any substitution must demonstrate compatibility with adjacent plantings.

3.2.2 Shrubs

In addition to adding to an attractive landscape, shrubs may serve a multitude of functions, such as physical and visual barriers. The following guidelines apply to shrub plantings.

- A. Placement of shrubs should not obstruct important pedestrian or vehicular sight lines or threaten the safety of pedestrians. Height of shrubs should create foreground (even as groundcover) and background relationships, as well as scale variations.
- B. Shrubs may be planted from five (5) gallon or one (1) gallon containers with the following ratio:

Seventy percent (70%) planted from five (5) gallon containers. Thirty percent (30%) planted from (1) gallon containers. Use of one gallon containers shall be limited to low growing groundcovers and dwarf varieties of plant material.

3.2.3 Turf, Groundcover, and Mulch

The primary function of turf and groundcover is to soften the environment in form and color. Turf and groundcover, as well as mulch, serve additional functions of weed control, moisture retention in the soil, and as a temperature moderator for plant roots. Turf, groundcover, and mulch shall be planted as follows.

- A. Consideration should be given to low-water usage types of turf grass and groundcovers.
- B. Groundcover should be planted from one (1) gallon containers, triangularly spaced at eighty-five percent (85%) of the plant's ultimate spread (five feet (5') on center maximum); or from flats, triangularly spaced at eighty-five percent (85%) of the plant's ultimate spread (two feet on center maximum). Low growing shrubs planted as groundcover may require further spacing and should be spaced at eighty-five percent (85%) of the plant's ultimate spread.
- C. Mulches of redwood, pine, or fir bark of three-quarters to one and one-half inches (3/4" 1 ½"), in any dimension, are recommended. It should be layered two inches (2") minimum over finish grade. Mulch should not serve as a primary landscape element. It should be used as complimentary to plantings or on a temporary basis.

D. For erosion control, the use of turf or groundcover should be determined according to slope:

Turf areas may be installed in areas with slopes of less than three to one (3:1).

Groundcover may be installed in areas with slopes of two to one (2:1). Slopes two to one (2:1) or greater should be stabilized with erosion control material, such as jute netting, or other acceptable erosion control fabric, and should be planted with groundcover.

E. Turf and groundcover areas should be defined with concrete mow strips in all landscape easements.

3.2.4 Irrigation

Irrigation systems shall be designed, installed, operated, and maintained in accordance with the State of California's Model Water Efficient Landscape Ordinance (California State Assembly Bill No. 325) and any other state ordinance that is adopted prior to buildout. Individual projects shall submit a landscape documentation package in compliance with this ordinance which includes:

- Water conservation concept statement
- Calculation of the maximum applied water allowance
- Calculation of the estimated applied water use
- Calculation of the estimated total water use
- Landscape design plan
- Irrigation design plan
- Irrigation schedules
- Maintenance schedule
- Landscape irrigation audit schedule
- Grading design plan
- Soil analysis
- Certificate of substantial completion

The landscape documentation package (per AB325 and City of Rocklin submittal requirements) is not required of homeowners, ecological restoration projects that do not require a permanent irrigation system or any project with a landscaped area less than two thousand square feet (2,000 sq. ft.).

In addition to the California Water Efficient Landscape Ordinance the following guidelines should apply to irrigation for public corridor areas.

- A. All landscape areas should be fully irrigated with an automatically /controlled irrigation system. The system should have separate valves to allow irrigation of turf, trees, shrubs and groundcovers per their particular water requirements and exposure zone.
- B. Each irrigation service point of connection shall have a backflow prevention device. Backflow units should be located on the parcel side of the landscape corridor earth forms or screened with vegetation so as not to be visible from the adjacent street or walkways.
- C. The irrigation system should be designed to minimize spray onto buildings and other non-planted areas.
- D. The irrigation system should be designed to prevent overflow into pedestrian walks and vehicle driveways or parking areas.
- E. Drip irrigation systems are encouraged, especially in very small planters.
- F. No irrigation fixed nozzles should be installed on risers adjacent to pathways, streets and/or pavement. Irrigation heads in these locations shall be pop-up models only installed less than one inch (1") above finish grade.
- G. Irrigation plans shall meet all requirements of the City of Rocklin Public Works Department.

3.3 BICYCLE/PEDESTRIAN CIRCULATION

The plan provides two separate but connected bicycle/pedestrian trail facilities. The primary system is comprised of the Class 2 bike lanes within the plan's arterial roadways and a system of meandering sidewalks which are components of the respective landscape corridors.

The alternative bicycle/pedestrian trail system is designed to internally link land uses via a ten foot (10') paved trailway. This trail, as reflected in Figure 4-1, is adjacent to the Open Space Corridor but will be constructed within a ten foot (10') easement which lies outside of the corridor itself.

Figure 4-1 also depicts three proposed locations where the trail crosses the Open Space in order to link the overall system to such destination land uses such as school and park sites.

SECTION 4 - PARKS AND OPEN SPACE

In addition to providing opportunities for passive and active recreational uses the Parks and Open Space components of the plan ensure the protection of open space areas for the purpose of maintaining adequate drainage, preserving water quality, protection of sensitive natural resources, providing access to hazardous fire areas for fire suppression and maintenance, and routes for linear bikeways and pathways.

4.1 PARKS

The overall plan provides four park sites that total 51.9 acres of land. The following facilities are reflected on Figure 4-1.

- A 33.5 ac Active Community Park
- A 8.2 ac Passive community Park
- A 5.0 ac Neighborhood Park
- A 4.0 ac Neighborhood Park

The master land use plan for the Sunset West Plan Area has designated parklands in compliance with the City of Rocklin Subdivision Ordinance. These park sites are provided both as an amenity for the Sunset West residents and at the request of the City of Rocklin Parks Commission.

In planning for park facilities, two parameters had to be met. Typically in a master planned community such as this, a predominance of the park facilities would be in the form of small (±5.0 acre) neighborhood parks. At the request of the Parks Commission, the Sunset West land use plan has concentrated the majority of park acreage in the form of two larger community facilities. The Commission's request for larger community facilities was driven by the citizens of Rocklin expressed desires for more flexible facilities.

The second parameter was formed on the basis of Article II of the Improvements and Dedication Section of the City of Rocklin Subdivision Ordinance. The criteria for park land dedication is based on compliance with provisions for 5.0 acres of parkland per 1,000 population. Population is determined on the basis of a per dwelling unit factor of 2.8 people per household.

TABLE 4.1 SUNSET WEST PARKLAND REQUIREMENTS

Dwelling Units	Population Factor	Total Population	Park Acreage Required
3,072	2.8	8,601	43.01 ac

The Sunset West GDP has designated park facilities to accommodate the ordinance requirements. Those facilities are defined in Table 7.3.

		_	_	_
ТΔ	BI	F	4	7

SUNSET WEST PARK LAND PROVIDED	<u> </u>
Neighborhood Park, Parcel #54	4.0 ac
Neighborhood Park, Parcel #38	5.0 ac
Passive Community Park, Parcel #50	8.2 ac
Active Community Park, Parcel #29	33.5 ac
Pedestrian Trail, 10,240 Linear Feet	1.9 ac
	52.6 ac

In calculating park acreage requirements, the City of Rocklin Parks Commission has indicated that full park acreage credit should be applied only to total usable land area. Of the 52.6 acres of parkland designated in Table 4.2, 15.3 acres of the Active Community Park (Parcel #29) has been designed to serve as a multi-use facility and also function as a regional detention basin. For purposes of park calculation, such areas are deemed as intermittently unusable and thereby acreage credits are reduced by 50%. The net result lowers the overall GDP park acreage to 44.9 acres, 1.9 acres over the required park dedication.

Land use design standards, the City of Rocklin subdivision ordinance as well as a multiple property owner situation within Sunset West were significant factors in not only providing for park facilities but also in determining the implementation of them.

The land use pattern within the Sunset West Plan Area was not developed with ownership boundaries as a major design consideration enabling the plan to offer maximum land use design flexibility. In regard to parkland, however, not designing by property boundary made it difficult if not impossible to balance the requirements for park on the basis of ownership. Careful consideration was made to provide adequate park acreage to balance against the allowed residential density. It was, however, impractical to ensure that each

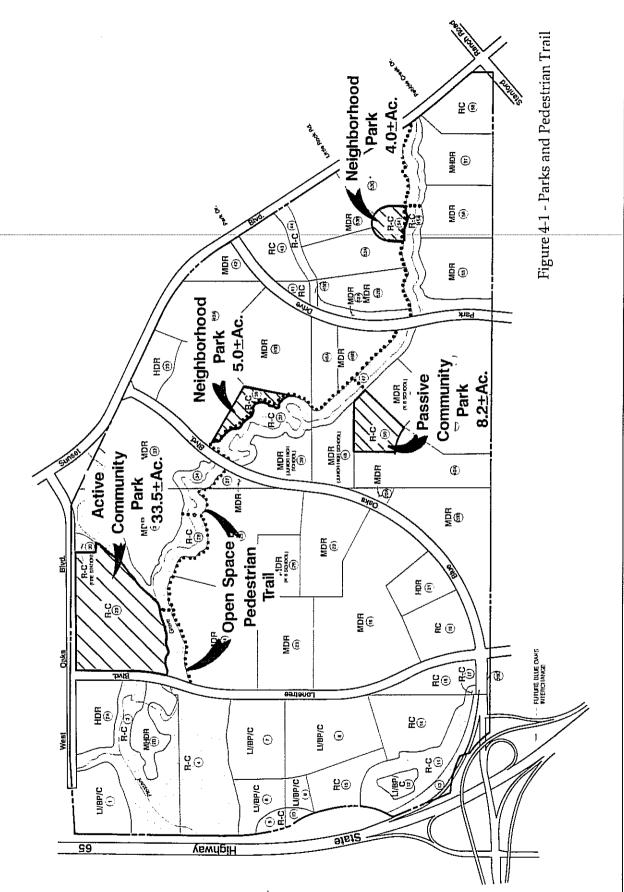
property owner provide an adequate amount of park land on the basis of the acreage needed to compensate for the density zoned for each owner. The implementation solution was developed to coordinate the sharing of park dedications between owners. Table 4.3 reflects the six property owners, their allowed density and the park acreage needed to comply with the Subdivision Ordinance. The table also identifies the park acreage provided and the net overburden/underburden comparison. This table reflects the amount of park land dedication which will be shared between owners, allowing all five property owners to conform with the ordinance requirements and thereby comply with and fulfill obligations which will allow them to pay future park impact fees on the basis of adequate dedication.

TABLE 4.3 SUNSET WEST PARKLAND SHARING SUMMARY

Owner	Allowed Density	Parkland Required	Parkland Provided	Net Overburden/ Underburden
Diversified Investors	1175 DU	16.45 ac	25.8 ac	+9.35 ac
RCC Partnership	977 DU	13.96 ac	12.21 ac	-1.75 ac
Sacramento Sunset	586 DU	8.2 ac	5.0 ac	-3.2 ac
Rocklin Partners	314 DU	4.4 ac	0	-4.4 ac
Dorner Trust	0	0	0	0
Pacific Dimensions	0	0	0	0
Total Park acreage provided in e	0 ac			

4.2 OPEN SPACE

In addition to the plans active recreation sites, there is 147.0 acres of passive open space land which includes the Pleasant Grove Creek corridor. Wetland preservation and mitigation areas as well as storm water detention facilities, have been designated in the Sunset West General Development Plan to protect and conserve the site's natural resources.



Sunset West General Development Plan City of Rocklin

4.3 WETLAND PRESERVATION

The following policies are intended to achieve a goal of no net loss in wetland values or acreage. Construction related policies shall be incorporated as conditions of project approval for any private or public project adjacent to a wetland preserve area and with the Sunset West 404 Permit #199300519.

- A. Preservation areas shall be held in private ownership and mitigation shall occur in increments, as defined in Section 7 of this document. Enhancements and compensation requirements of the 404 Permit shall be the responsibility of the private entity.
- B. All enhancement/compensation programs shall be the responsibility of the property owners. Where excavation is utilized to create or enhance vernal pools, spoils shall be seeded with native species and spread to form gentle contours.
- C. Implementation of both short-term and long-term monitoring programs to ensure the success of the Sunset West COE 404 Permit and EIR mitigation measures shall be the responsibility of the property owner. Long-term maintenance shall be the responsibility of a home owners association or a private, non-profit maintenance entity which will be established to fund and coordinate all ongoing maintenance operations.
- D. The resource conservation areas shall be limited to passive recreation activities compatible with the natural communities. Motorcycles, hunting, dumping or other activities, which could be detrimental to the ecosystems, shall be prohibited.
- E. Temporary construction fencing such as chain link fence, or acceptable alternative, shall be installed along the boundary of any wetland preserve prior to construction, including roadways, grading, the movement of material or machinery onto the site, approval of improvement plans, or the issuance of any permits for adjacent property. The fencing shall not be removed until the completion of construction activity. Written release from the Planning Department must be received prior to the removal of any fencing.
- F. A minimum twelve inch by twelve inch (12" X 12") permanent sign shall be erected along every fifty feet (50') of fencing or portion thereof. The sign shall indicate that the area is a wetland and that trespassing is prohibited.

G. Consider off-site "mitigation banking" as an alternative to on-site mitigation measures to be used in the event that anticipated success rates as deferred by the COE, for wetlands mitigation, are not satisfied. Any off-site mitigation banking shall be in compliance with the Sunset West requirements and shall be approved by the COE and the City in accordance with CEQA.

4.4 WATER QUALITY

The following standards shall apply to development adjacent to or within the open space district.

- A. Best Management Practices (BMP) shall be incorporated into the design of drainage systems for individual projects within the plan area.
- B. Any infrastructure project crossing, outfalling or in any way impacting the floodway or riparian areas shall include a preservation and restoration plan to be approved by the Planning Commission and City Council.
- C. The Engineering Department shall approve all drainage facility designs prior to the approval of individual projects.
- D. Soil exposed during grading which will be left exposed and are not under active construction during the rainy season (assumed to occur between October 15 and March 15) shall be promptly replanted with native compatible, drought resistant vegetation. Coordination of grading and revegetation must be established through the City of Rocklin prior to September 1.

4.5 HISTORICAL AND CULTURAL RESOURCES

In January, 1991, a historic and cultural resources field survey was completed by Peak & Associates on the Sunset West General Development Plan area. Six archaeological sites were identified within the study area.

The archaeological survey also identified historic rock walls built by Chinese laborers on the Spring Valley Ranch. The rock walls were not identified in the archaeologic study as a significant resource but where ever feasible the rock walls should be incorporated into a project design via preservation or relocation and reconstruction. All resource sites located within designated resource conservation areas will be left undisturbed. The exact location of archaeological sites in the Sunset West General Development Plan area are identified in studies on file with the Rocklin Planning Department. The following policies shall apply to the preservation and treatment of historical and cultural resources in the plan area.

The following guidelines are intended to minimize degradation of historical and cultural resources within the plan area.

- A. All archaeological sites located in wetland preserves, park preserves, parks and other open space areas should be left in an undisturbed state.
- B. Prehistoric sites outside of preserve areas, designated as significant by the EIR, will be protected through capping or excavation as determined by the City.
- C. In the event any previously unidentified historic surface or subsurface archaeological features or deposits are uncovered during construction, work in that immediate vicinity will halt immediately and qualified archaeologist will be contacted for determination of resource significance. In addition, Rocklin's Community Development Director and the State Office of Historic Preservation shall be immediately notified.

4.6 LANDSCAPING ADJACENT TO NATURAL OPEN SPACE AREAS

The natural landscape is comprised of relatively sparse vegetation within the proposed open space areas. However, these areas will remain as a network of permanent open space. In most instances the open space corridors contain areas of environmental sensitivity which cannot be modified through formal landscaping.

The major roadways, including Park Drive, Lonetree Boulevard, and Blue Oaks Boulevard, will cross open space corridors at a number of points throughout the plan area. The wetland preserve areas cannot have non-indigenous landscaping introduced into them, and it is important to maintain the primary view sheds throughout the plan area. At these locations, low level landscaping will be used to soften the short range, foreground views. Street trees will be used to frame the open space corridor views in the preserve areas.

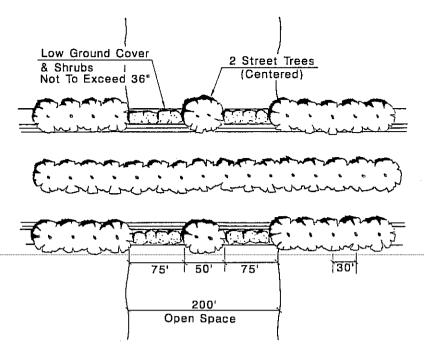


Figure 4-2 - Right of Way Landscaping

The objective of the open space landscape guidelines is to ensure the environmental integrity of the natural habitat, provide the continuity of view corridors through the plan area, and provide a transition between natural and created environments. The following general guidelines apply to landscaping adjacent to natural open space areas.

- A. Formal landscaping adjacent to the natural open space areas will require erosion and water quality control techniques to avoid run-off into the open space area. Of particular concern for wetland preservation areas is run-off carrying herbicides, pesticides, fertilizers, and eroded soils. Such control measures need to be integrated with the overall landscape design for the proposed project. The City may require documentation of such measures as part of the design review process.
- B. Drainage from adjacent land uses discharging into natural open space areas and perennial streams must be approved by the City Engineer and must comply with Army Corps of Engineers, California Department of Fish and Game and Regional Water Quality Board requirements.

- C. Where feasible, the formal landscaping of adjacent land uses should provide a visual transition to the informal landscape character of the open space areas. Landscaping adjacent to natural open space areas shall be typified by low shrubs and groundcover, with the exception of trees that are compatible with the street trees used along adjacent streets or in adjacent private landscaping.
- D. Landscape materials within planting areas adjacent to the natural open space areas shall be non-invasive species compatible with the natural habitat of the preserve areas.
- E. In order to maintain the security and privacy of the adjacent land use, earth berms and/or swales may be used to separate and delineate the natural open space from the formal urban landscape. Visual and pedestrian connections between the use and the open space should be maintained where feasible.

4.7 EMERGENCY ACCESS TO OPEN SPACE

The open space component of the Sunset West Plan area will create a 147.0 acre linear corridor that will have limited access for emergency purposes. The following policies are intended to define parameters that will guide the design of projects adjacent to the open-space corridors.

A. Visual Access

Landscaping along the public right of way, at locations which cross
or front the open space corridor, will be designed to allow visual
access into the open space. Tree plantings shall be limited to the
extent that will allow view corridors. Shrub plantings will be limited
to plant material with 36" of natural growth height.

B. Fire Breaks

• Native vegetation within the open space will present a higher fire risk than the surrounding urban landscape. Fire breaks will be provided along both sides of the open space corridors. These fire breaks can be comprised of non-flammable materials such as paved trails, roadways and rear or side yard landscaping which will provide fire break protection for the adjoining structures. Design of the fire break features shall be approved by the Rocklin Planning Department and the Rocklin Fire Department.

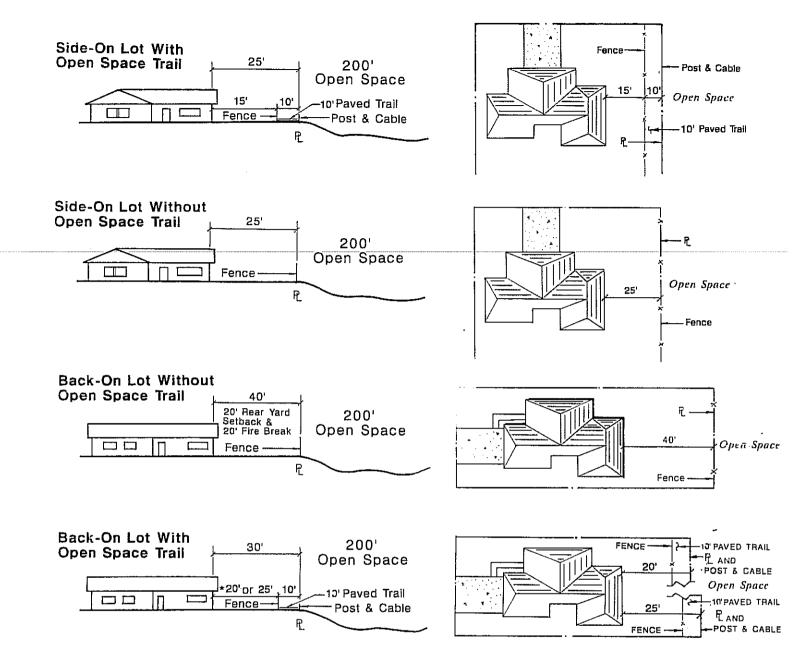
Basic Design parameters are as follows;

- Fire breaks shall be measured from the edge of the open space to the adjacent structure.
- The typical width for a fire break will be forty feet (40') unless mitigated by roadway access to the open space; as an ten foot (10') paved trial along the open space frontage or other mitigating features approved by the Rocklin Fire Chief. Examples of approved mitigation techniques and reductions to the forty foot (40') fire break requirements are provided in Figure 4-3.

C. Access To Open Space

Open space access for emergency vehicles is encouraged in the design of projects. Such access can take the form of, but not limited to, driveways, frontage streets; a paved pedestrian access at the ends of cul-de-sacs, at elbow corners or park trails adjacent to the open space corridor. Access locations shall be provided at one thousand foot (1,000') intervals. If access to open space areas are provided within five hundred foot (500') intervals, then fire break setbacks will be reconsidered.

 Paved access surfaces shall be comprised of public roadways, a ten foot (10') paved pedestrian trail or a surface approved by the Rocklin Fire Chief.



- * 20' Setback for lots with a public road access to the open space within 500' of the lot.
- * 25' Setback for lots with a public road access to the open space, greater than 500' from the lot.
- * Access to the open space can be a public road that is single loaded, a cul-de-sac or an elbow or an arterial road that fronts or crosses the open space corridor.

Figure 4-3 - Fire Break Setbacks

SECTION 5 - PUBLIC FACILITIES AND UTILITIES

The plan provides for several public land use facilities. Additionally, buildout of the plan will require several significant infrastructure and utility improvements for implementation to occur.

5.1 PUBLIC FACILITIES

5.1.1 Fire Station

Construction of a future fire station will be needed in the North Rocklin area. In response a 1.0 acre site is designated on Figure 5-1 as a possible, future fire station site. The need for a facility will result from future growth in the area as well as to ensure adequate response time in the event of fire emergencies. Discussions with the Fire Chief at the City of Rocklin Fire Department indicates that one facility, within the western area of Stanford Ranch or the Sunset West Plan Area, will be necessary. The Stanford Ranch General Development Plan Area has previously designated a site for dedication east of Sunset Boulevard, in close proximity to the Sunset West Plan Area. As indicated, only one of the sites will be needed.

The selection and implementation of the fire facility will be a result of the rate of growth. Indications are that the site selection will be based on development in the immediate area and that either site would be sufficient to serve both Sunset West and Stanford Ranch.

5.1.2 Schools

Buildout of the Sunset West Plan Area will create the need to construct new school facilities. Based on the Rocklin Unified School District (RUSD) Master Plan and discussions with the District, the Sunset West GDP has designated two sites for K-6 schools and one site for a potential junior high school (see Figure 5.1). Planning for reservation of these facility sites has been coordinated with RUSD. Implementation of these facilities will result from the demand and the availability of funding.

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5.2 CORE IMPROVEMENTS - UTILITIES

The Core Infrastructure Improvements for utilities are defined as those providing plan area benefit or service capacities. They include the proposed water, sewer and storm drainage facilities. As shown on Figure 5-2, a description of the components and the basic parameters used to determine plan level area versus project specific improvements are described below. After each description, a list of components is provided.

<u>Domestic Water System</u> - Plan area benefit is determined on the basis of capacity. Main lines of 10" or larger are considered Core improvements because they provide plan level service capabilities. The funding responsibility for such plan level improvements will be shared as described in Section 7.13. All-main lines less than 10" are the responsibility of individual owners or project developers.

- Blue Oaks Boulevard 18" and 16" lines.
- RCC Partners 12" line.
- Sacramento Sunset 14" line.
- Park Drive 10" line.
- Off-site water main, from Sunset Water Treatment Plant to Crest Drive.
- Pressure Reducing Value.
- Blue Oaks Boulevard, 10" line.
- RCC Partners, 10" line.
- Diversified Investors 10" line.
- West Oaks Boulevard 14" line.
- Blue Oaks Boulevard 12" line.
- Park Drive 10" line.
- Lonetree Boulevard 10" and 12" lines.

<u>Sanitary Sewer System</u> - Plan area benefit is based on capacity to serve multiple projects. Service lines 12" and larger will be considered Core improvements because they provide plan level service capabilities. The funding responsibility for such plan level improvements will be shared as described in Section 7.13. All service lines 10" or smaller will be the responsibility of individual owners or project developers.

- Blue Oaks Boulevard 8" line.
- Blue Oak Boulevard 8" line adjacent to Parcels 39 and 48.
- Park Drive 8" line.
- 15" line adjacent to Pleasant Grove Creek.
- Park Drive 12" line.
- Blue Oaks Boulevard 8", 10", and 15" lines.
- Pacific Dimension 15" line.
- Dorner Trust 15" and 18" lines.
- Diversified Investors 18" and 21" lines.
- Lonetree Boulevard 8" and 12" lines.

<u>Storm Water Detention Basins</u> The construction of these improvements will be related to need and are considered to be core improvements.

The plan area utilizes two detention facilities.

- Detention Basin A
- Detention Basin B

These facilities will provide on-site detention to maintain pre-development flow quantities. Detention Basin A is sited over 15.3 acres of the Active Community Park, Parcel 29, and a portion of the Open Space Corridor along Pleasant Grove Creek. Basin A will be the initial detention facility constructed and will accommodate capacity for approximately 80 percent of the plan area.

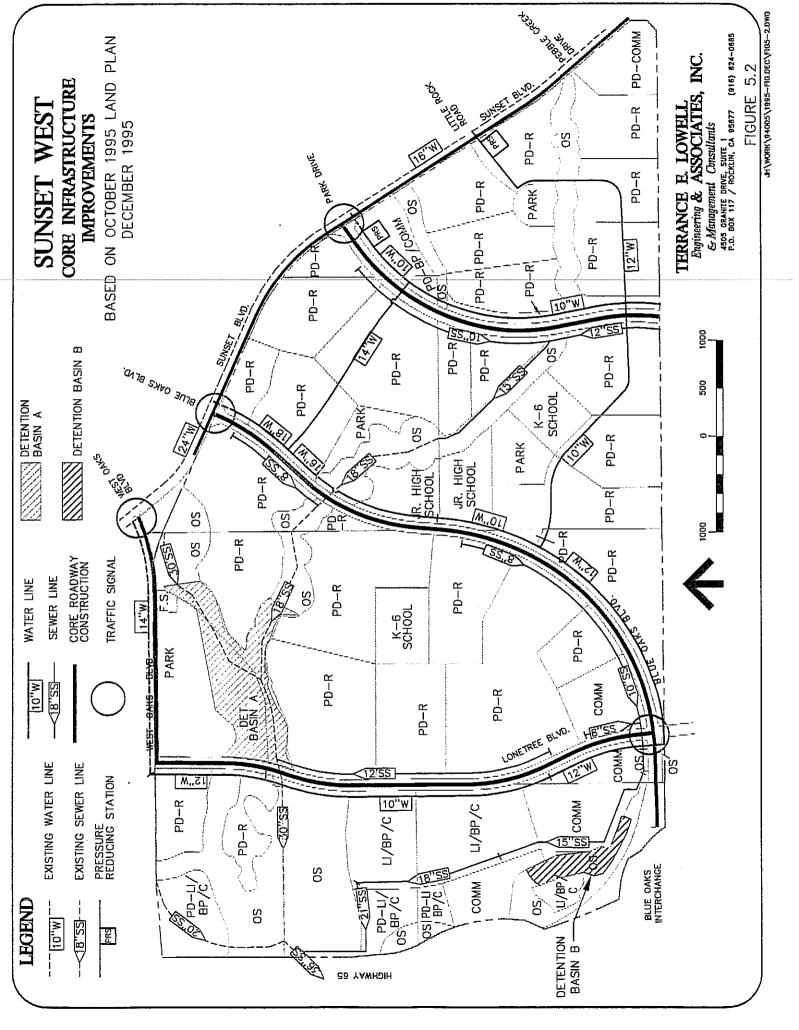
Detention Basin B is located on Parcel 11 along a minor tributary of Pleasant Grove Creek. This basin is comparatively smaller than Basin A and accommodates detention for the remaining portions of the plan area.

Both basins utilize elevated roadway grades to serve as detention structures. In addition, both facilities will use an extended basin configuration to provide water quality benefits.

<u>Stream Crossings</u> There are potentially six roadway crossings and three pedestrian crossings associated with the Sunset West Plan Area. All of the potential stream crossings have been located to provide critical transportation linkage to development areas and access to public uses.

The three proposed stream crossings, shown in Figure 5.3 are associated with Core Infrastructure improvements. All other crossings are project specific. However, a master permit for all Streambed Alteration Agreements will be obtained from the California Department of Fish and Game. This permit will guide the implementation and future design process for all of the proposed Plan Area crossings.

The construction of the proposed stream crossings for Park Drive, Blue Oaks Boulevard, and Lonetree Boulevard all shown of Figure 5.3, are considered Core Improvements.



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SECTION 6: DEVELOPMENT GUIDELINES

The Development Guidelines are intended to establish principles to be used in developments within the Sunset West Plan area. The design principles are intended to:

- Provide a vision for the future character of development in Sunset West.
- Provide guidance to the Planning Commission or City Council, the Planning Commission, and City staff in evaluating proposals in Sunset West.
- Provide guidance to property owners, developers, and other design professionals interested in development or improvements in Sunset West.

6.1 SINGLE FAMILY RESIDENTIAL GUIDELINES

- A. Curvi-linear streets are encouraged to create interest in the streetscape and to minimize speeding. Long straight streets conducive to speeding shall be avoided.
- B. Rear or side elevations of houses which back onto arterial or collector streets shall receive additional architectural details, such as windows, trellises, and variations in the wall plane, to provide a more interesting view from the streets.
- C. To the extent feasible, each subdivision shall include the following characteristics in order to achieve diversity:
 - Several models (floor plans and elevations)
 - Variations in exterior materials and color
 - A mix of one and two story units
 - Side-on or rear access garages mixed with conventional street fronting garages
 - Mix of unit sizes and number of bedrooms and bathrooms
- D. Review of specific plan use permits for small lots shall consider the following:
 - Placement of units on the lot to maximize open space
 - Privacy of occupants and adjoining neighbors
 - Staggering of setbacks to create variety and identity
 - Provision of usable open space for each unit
 - Interesting streetscape through a combination of varied building setbacks, landscaping, street layouts, etc.
 - Placement and design of garage door to avoid an all-garage street appearance

- Placement of driveways to provide an adequate amount of on-street parking for guests
- Street-facing elevations must be visually interesting through a combination of:
 - variety of wall plans
 - window/door trims
 - balconies, trellises
 - bay window
 - varying roof lines
 - vertical/horizontal offsets
- E. It is intended that a common identity be established for each neighborhood as a means of establishing a sense of place and scale within the plan area. Common identity elements may include dominant street trees, coordination among the project entry signage, common perimeter wall or fence design, and consistent landscaping treatment in public areas.
- F. Primary vehicular and pedestrian entries to a neighborhood should present an entrance design that identifies a point of arrival. Accent tree plantings, special paving, special lighting and entry signage may combine to communicate the distinctive residential character of the neighborhood. Entry signage may be incorporated into the wall or fence behind the landscape corridor adjacent to a primary entry street.
- G. Intersections between arterial boulevards and interior residential streets should be minimized.
- H. Local residential streets should wherever possible intersect collector streets generally at intervals of not more than 800 linear feet. The intent is to provide a sufficient number of local street access points to the collectors so that trips are spread and vehicular traffic is not concentrated at a minimal number of entries to a subdivision.
- I. Local residential streets should emphasize internal circulation rather than accommodate through-traffic.
- J. Dwellings should face toward a local residential street. Only the rear or side property lines of individual residences may abut arterial and collector streets. Walls or fences are used to provide visual privacy and to attenuate traffic noise where appropriate.
- K. Residential streets should, if feasible, be aligned on an east-west axis to facilitate shading, solar heating and cooling of individual residences if feasible.
- L. A residential street pattern which will accommodate zero lot line, cluster and other flexible designs, may be used to maximize land use efficiency.

6.2 MULTI-FAMILY RESIDENTIAL GUIDELINES

The following guidelines apply to multi-family development within the Sunset West General Development Plan area:

- A. Each project shall provide outside recreational facilities such as pool, spa, recreational building, tennis, or tot-lot. Actual requirement will vary and be dependent on the number of units in the project.
- B. Each multi-family project application shall include a proposal for long-term maintenance and management program.
- C. Projects 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. The Rocklin Police Department will review each project and provide recommendations on security and safety issues.
- D. Multi-family uses in commercial districts shall comply with the following requirements:
 - Multi-family uses in commercial zones are allowed only on the second floor or a portion of commercial land use zones, provided the total floor area does not exceed 40 percent of the gross floor area of building or site.
 - The multi-family use shall be planned and constructed as an integral part of the commercial development.
 - A separate entrance to the residential portion of the building shall be provided.
 - iv. Each multi-family unit shall have its own private open space located on a balcony, porch, or deck. Each area shall have a minimum depth of 5 feet and a minimum area of 45 square feet.
 - v. Building shall be designed to ensure that residential units have adequate light and air.
- E. Common open space areas should be planned with consideration for specific functions. Tot lots and adult active recreation facilities should be provided. Such areas should be more than just "left-over" spaces after building design.

- F. Open Space areas are encouraged to be connected to on-site pedestrian circulation systems. Common areas should be readily accessible from all buildings.
- G. Multiple family residential units adjacent to open space areas should be oriented towards these open spaces and should incorporate them into the project design. Parking areas adjacent to parks and open space areas should not exceed fifty percent (50%) of the common boundary frontage. Berms, landscaping, and setbacks may be used rather than walls when a separation between the multiple family unit and a park or open space area is required.

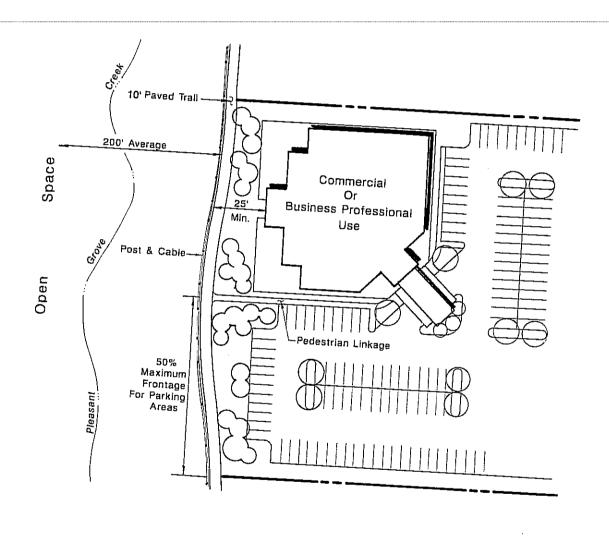


Figure 6-1 - Non-Residential Open Space Frontage

6.3 COMMERCIAL, LIGHT INDUSTRIAL/BUSINESS PROFESSIONAL/COMMERCIAL GUIDELINES

- A. Non-residential buildings shall be set back and designed to minimize visual impacts on adjacent residential units. The setback will vary depending upon building height, bulk and type of use.
- B. Office buildings should be of an architectural design and character to provide the quality image desired by corporate and professional users. Business-professional buildings are to have unified design utilizing consistent building material, architectural style, textures, detail, landscaping and signage.
- C. Corporate buildings adjacent to Highway 65 may be of larger scale and may reflect a corporate image. Such identity can include signage and/or corporate logos on the side of the facility although it is encouraged that the building architecture be the identifying feature of a corporate building. The building image is to be compatible with adjacent structures. The ultimate height of such buildings will be determined by the City on a case by case basis through the use permit process.
- D. The interface between business-professional and multi-family residential uses should typically be defined by berms and landscaping with "barrier" plant materials. An alternative interface would be landscaping and an aesthetically pleasing fence treatment. The use of landscaping and berms rather than fencing is encouraged where feasible.
- E. Buildings directly fronting roads should provide direct pedestrian connections to the landscape corridor pathway along the adjacent roadway.
- F. Site design should utilize resource conservation areas and parks as a visual amenity where feasible. Setbacks as specified in Section 2 should be landscaped and may include berms and swales to create a boundary and control drainage. Landscaping within the setback area shall be designed such that trees, when mature, may provide intermittent shade over any adjacent bikeways.
- G. Fencing adjacent to open spaces is discouraged. When necessary, such fencing should be an open type which allows a view to the open space areas. Chain link fencing, when viewed from public areas, will be discouraged.
- H. Pedestrian connections to the open space areas and pathway systems should be provided by the developer to facilitate pedestrian access.
- I. Secured bike storage, bike lockers, and showers can be provided for employee utilization as defined by the Rocklin Trip Reduction Ordinance.

6.3.1 Outdoor Refuse Collection Areas

- A. Trash enclosure areas shall be fully screened by a combination of fencing, masonry walls, grade separation, and/or dense landscaping. All refuse collection areas must incorporate heavy duty construction able to withstand the extremes of trash collection operations.
- B. The number of refuse enclosures shall be provided and constructed as per Auburn-Placer Disposal Service Standards.
- C. Collection areas must be placed to provide clear and convenient access to refuse collection vehicles. If feasible, collection areas located between a street and a building should be avoided. In order to avoid deterioration of paving on parking lots because of trash collection operations a reinforced concrete pad is required to be constructed at the entry to each trash enclosure.

6.3.2 Service Areas

- A. Loading facilities shall be designed as an integral part of the building which they serve.
- B. Loading facilities, as well as, service areas, equipment, and trash enclosure areas shall be fully screened by a combination of fencing, masonry walls, grade separation, and/or dense landscaping.

6.3.3 Storage

- A. No outside, unscreened storage is permitted. All storage areas shall be fully screened by a combination of fencing, masonry walls, grade separation, and/or dense landscaping.
- B. Mechanical equipment, satellite dishes, antennas, and other similar structures shall be ground-mounted when feasible. Such equipment shall be screened from the view of the public streets, adjacent properties, and areas open to the general public.
- C. All screens, fencing, and retaining walls shall be compatible in material, color and texture with related buildings.

6.4 PEDESTRIAN CIRCULATION GUIDELINES

The plan area provides a system of bikeways and pedestrian pathways for recreation, commuting and other non-recreational purposes. These elements are organized in a connecting hierarchy of pathways designed to take a resident throughout the plan area.

General guidelines that are applicable to all land use include the following:

- A. Land uses should be easily accessible by public transportation, pedestrian, and bicycle routes.
- B. All land uses should be designed to facilitate pedestrian cross-connections to adjacent uses and access to the Open Space Pedestrian Trail.
- C. Pedestrian walkways should provide access from sidewalks into projects separate from major vehicular driveways and circulation. Connections between private and public pathways are the responsibility of the project developer.
- D. Bike racks and bike lockers shall be included within commercial, and business-professional land uses.
- E. The comprehensive pedestrian/bikeway circulation system that runs through the open space corridors should be integrated in the residential neighborhoods. The components of the pathway system include the trail system that runs adjacent to the natural open space areas, public transit, park areas and the roadside corridors. The system should connect residential areas to all other land uses within the neighborhood.
- F. Access corridors, connecting residential streets to the open space trail system, should be provided at not more than 1,000 foot (1,000') intervals.
- G. Where appropriate, a separate pedestrian pathway corridor may be utilized to provide a connection between streets. The separate pedestrian pathway corridors are to be limited to areas where the street would not provide a sufficiently direct route. In no case should a separate pedestrian walkway that is flanked on both sides by a fence be longer than the depth of a single lot. The corridors are to be landscaped, have a minimum width of twenty feet (20'), and provide an eight-foot (8') wide path connection as illustrated in the cul-de-sac access, Figure 6-2.

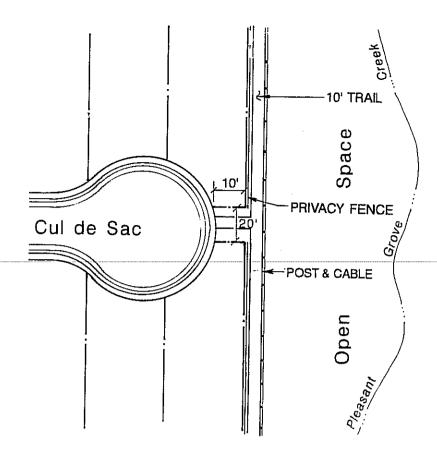


Figure 6-2 - Cul-De-Sac Access

- H. Side lot orientation is recommended at key locations adjacent to breaks in fencing or soundwalls to provide pedestrian and cyclist access from the interior local street to the adjacent bikeway system. Side lot and rear lot pedestrian pathway corridors may also be used to accomplish pedestrian access through a neighborhood to an adjacent pathway system.
- I. A minimum lighting level shall be provided, within public right of ways, along the paved portion of the pathway adjacent street lighting, within the public access easements. The lighting fixtures shall conform to City of Rocklin's "Construction Specification Improvement standards and Standard Drawings" dated May, 1994 and should be oriented to minimize light glare on adjacent residential properties. Lighting shall not be required within the actual Open Space corridor.

6.5 OPEN SPACE

Open space is an important land use in determining the character of an area. It provides visual amenity and defines the boundary of developed areas, both of which have a strong impact on the viewer's first impression of the plan area. Open space serves other vital functions such as accommodating both active and passive recreational needs, conserving and protecting other critical resources, and meeting other needs within a community.

Specifically, these corridors should be designed to:

- A. Provide a buffer between land uses.
- B. Provide a corridor for off-street pedestrian and bikeway circulation.
- Provide a visually unifying natural element.
- D. Provide 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.
- E. Preserve special areas of riparian or other botanical habitat including those subject to the conditions of any Federal or State wetland preservation permit requirements.
- F. Provide space for on-site management of stormwater drainage.
- G. Encourage a transition to the natural habitat through formal, on-site landscaping for land uses adjacent to natural open space areas. Berms and swales should be utilized where required to control surface drainage and avoid impacts on adjacent wetland environments. Projects adjacent to resource conservation areas should be designed to protect the integrity and function of the open space area. Resource conservation areas should be incorporated into all plan area projects to the extent feasible.
- H. Street and other public infrastructure improvements should be sited to minimize intrusion upon open areas, particularly stream courses and other wetland areas.

6.6 RESOURCE CONSERVATION GUIDELINES

The Sunset West Plan is designed to conserve natural resources and mitigate, to the extent possible, the impacts associated with development in the plan area. In this General Development Plan the land use, circulation system, open space, recreation, and other public facilities all support the complex objectives of maintaining natural amenities in an urban setting, and of minimizing negative effects on air quality, water quality, energy demand, and the natural and historic resources in the area.

The following policies are intended to preserve a goal of no net loss in wetland values or acreage. Construction related policies shall be incorporated as conditions of project approval for any private or public project adjacent to a wetland preserve area.

6.6.1 Wetland Preservation

- A. Projects adjacent to wetland areas should be designed with consideration of the recommendations of a consulting plant ecologist. In general, the following standards apply in the design of projects adjacent to wetland preserve areas:
 - Sprinkler systems should be designed so that no direct irrigation reaches any portion of the preserve. Grass-lined swales should be constructed at the margins of all turfed and irrigated areas that slope toward the preserves. Direct untreated surface water run-off should be intercepted to prevent impacts to wetland areas.
 - Concentrated run-off should not be released from artificial swale networks into any natural swale that carries water to wetlands unless it has been treated or filtered to remove herbicides, fertilizers, and excess nutrients.
 - A low or open fence, such as post and cable or other barrier that is visually appealing and compatible with the surrounding features, should be constructed around park or wetland preserve and mitigation areas. The fence and pedestrian entry points should be designed to prevent access by dirt bikes and other motorized vehicles.
 - Each wetland preserve area should be signed to state its purpose and to explain the unique values of the wetland resource.

6.6.2 Soil Conservation

Erosion potential within the plan area is slight due to the Mehrten formations. Exposure of the soils, especially the alluvial soils, could result in erosion if not carefully managed during the construction period. Consequently, the Sunset West General Development Plan establishes policies for the maintenance of soil stability in the area.

The following guidelines are intended to minimize soil erosion within the plan area.

- A. Site grading for structures and streets should preserve natural land forms wherever possible. Construction techniques including, but not limited to, stepped footings and retaining walls are encouraged as a means of preserving native topography.
- B. Slopes should be rounded and taper to blend with existing topography, contours on adjacent sites, and roadways. Steep slopes and large retaining walls, over three feet (3'), should be avoided when feasible. Benching of proposed grading is recommended.
- C. Grading should minimize disruption to existing natural features such as trees and other vegetation, natural ground forms, water courses, and views.
- D. Drainage problems resulting from poor soil permeability should be reduced through development of gravel subdrains and the creation of swales and channels to convey run-off.
- E. Limitations on landscaping created by shallow soils, limited waterbearing capability, and/or impermeable underlying materials should be reduced through the following measures or a combination thereof:
 - over-excavation or drilling of areas to be landscaped followed by the importation of topsoil,
 - use of drought-tolerant or shallow-rooted landscaping,
 - use of efficient irrigation systems,
 - development of uses which allow for common landscaped areas with guaranteed maintenance.
 - Immediate re-vegetation of disturbed areas.

6.7 ARCHITECTURE

Architecture is a subjective matter, and design standards that specify the use of standardized materials or forms over the entire plan area are not appropriate. However, it is desirable to ensure consistent architectural treatment within individual projects or complexes, and to create a visual flow between separate projects throughout the plan area so that incompatible architectural styles and materials are not placed immediately adjacent to one another. The Sunset West General Development Plan area provides sites that will be gateway landmarks for the City of Rocklin and for travelers along Highway 65. The climatic and topographic conditions in the plan area suggests that adherence to basic design guidelines is in order for all buildings within the plan area. These guidelines include:

- A. The architecture of buildings visible from Highway 65 and Blue Oaks Boulevard should be distinctive in form, articulation, lighting, detailing and construction materials to establish a strong identity and should be considered gateway projects to the City of Rocklin to establish a strong identity for these primary entries and regional routes into Rocklin.
- B. Pedestrian plazas with landscaping, seating, drinking fountains, and points of interest, such as water elements and art, are encouraged in the project design.
- C. Architectural treatment, detail, and materials should be compatible with adjacent buildings in non-residential projects, but should create visual interest through orientation, form, and alignment of individual buildings.
- D. The architectural detail and treatment, as well as the landscaping, of adjacent development(s) should be considered in the design of projects to create a visual flow and prevent incompatible architectural and landscape styles from being placed adjacent to each other.
- E. Parapet firewalls, when required for building separation, should be treated as an integral part of building design and should not appear as unrelated visual elements.
- F. Where the rear or side of a non-residential building is visible from a public thoroughfare or public space, such elevations should provide relief with articulation incorporating both vertical and horizontal elements.
- G. All primary building and project entries should be well-defined by varied textures, forms, materials, colors, and landscaping, to afford a sense of entry.

- H. The architecture of trademark buildings is encouraged to be compatible with adjacent structures.
- I. Untextured, untreated buildings which lack detail and appreciable architectural style and form are discouraged.
- J. All accessory structures should be compatible in material, color, and texture with the main buildings.

6.7.1 Building Massing and Scale

- A. Building site design should consider alternatives to the standard "L" shape or strip building configuration. In order to strengthen the streetscape, pad sites or a portion of the main building should be located at the street frontage.
- B. Architectural design measures should be incorporated into large, single-user freestanding retail commercial buildings to visually reduce the bulk and large frontages often associated with such uses.
- C. Step backs in building massing above two stories is encouraged.
- D. Storefronts should be separated with building pilasters or columns at intervals which create connection between the upper and lower facades and a street level rhythm in building massing.

6.8 LANDSCAPE GUIDELINES

The Sunset West General Development Plan area presents an unusual challenge in landscaping due to the extent of the Mehrten formation and shallow soils. Conventional landscaping approaches may need to be augmented by special approaches that include over-excavation of landscape areas and importation of soil. The plan area, with a notable exception along Pleasant Grove Creek, has no indigenous trees. The long boulevards provide periodic views into the open areas of the plan and offer an opportunity for visually interesting interfaces between the man-made environment and the natural environment.

6.8.1 Streetscape

Landscaping along the major arterial streets and the collector streets will establish a common identity and image for the plan area. The major roads follow the gently rolling terrain in the plan area to afford a variety of viewpoints that add interest to the road system. The major boulevards will have fourteen foot (14') landscaped

medians and twenty foot (20') landscape corridors on both sides. The landscaped corridor along major arterials is measured from the back of the curb of the ultimate road pavement width. Landscape improvements for all roadways are the responsibility of the owner of the property abutting the back of curb.

The following guidelines apply to all streetscapes in Sunset West General Development Plan area:

- A. Landscape corridors along all arterials should be designed to create a sense of unity along the streets and within the community. A dominant species of tree should be designated for each major roadway to provide visual continuity and harmony.
- В. Landscape corridors along business-professional and businessprofessional/commercial land uses promote images of quality. Commercial land uses are treated as destination and orientation points that can be identified from a distance. Screening will be desirable in certain areas; other areas will require high visibility for project identification. A formal image is preferred. Thus a unified landscape design appears most appropriate within corridors adjacent to business-professional and commercial land uses. The landscape corridor punctuates these areas with highly visible and identifiable features. Landscape materials create a readily-recognized image for both travelers and locals to identify these commercial areas as a primary destination. Ideally, the landscape should feature plantings with distinctive characteristics, such as architectural form, showy foliage, or colorful blooms.
- C. Landscape easements at intersections of arterial and collector streets should be designed to allow for adequate vehicular lines of sight with a twenty foot (20') triangular landscape cutout area. This expanded area should be landscaped to match adjacent landscape easements. Accent trees are recommended these in expanded areas.

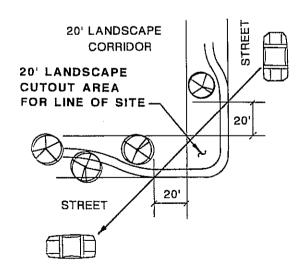


Figure 6-3 - Visual Access Triangle

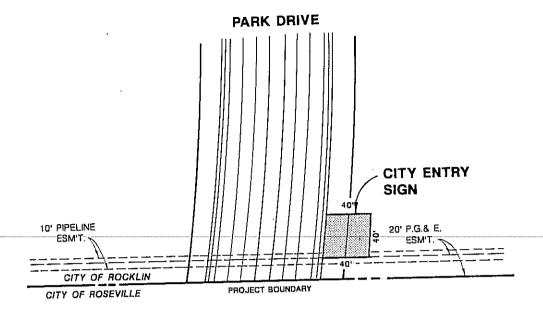
- E. Landscaping should provide periodic openings to distant views of surrounding areas and distant landmark buildings, as well as short range views toward adjacent buildings.
- F. Landscaping is encouraged to include undulating irregular earth berms or other design features as a method of adding visual interest while providing sufficient soil for mature plant growth. Such berms may not interfere with traffic visibility.
- G. Low berms or landscaping should be used to screen cars in parking lots from adjacent roadways.
- H. Accent planting should be used at neighborhood entries.
- I. The continuing availability of water for landscaping is a major concern to the City of Rocklin. Landscaping materials shall be selected with consideration for water requirements over the lifetime of the plants. The use of materials with low water requirements, particularly plants that are considered drought tolerant, and the use of efficient irrigation systems are strongly recommended and may be required.
- J. Special paving treatment, such as bricks, precast concrete pavers or stamped concrete, should be used to accent street entries and crosswalks.
- K. Pedestrian areas should be well lighted with low scale, vandal resistant fixtures.
- L. All grading, planting, lighting, irrigation, and structures proposed within landscape areas should not obstruct access to operate any existing gas or electric lines located within the landscape easements.

6.9 GATEWAYS TO THE CITY OF ROCKLIN

As main entry points to both the Sunset West Plan Area and the City of Rocklin, the 3-way intersection of Lonetree Boulevard and Blue Oaks Boulevard, as well as adjacent to Park Drive upon entering Rocklin from Roseville, offer the potential for becoming major landmarks as gateways to the City of Rocklin. As gateways, much care and consideration should be given to details such as scale and orientation, and materials and landscaping. The following are general design guidelines that apply to these major entry landmark areas:

A. A gateway entry along Park Drive, at the Rocklin entry from Roseville, should be located on the east side of Park Drive.

A gateway entry at the 3-way intersection of Lonetree Boulevard and Blue Oaks Boulevard, at the south leg of Lonetree Boulevard, should be located along the steeply sloped area at the east side of Lonetree Boulevard, south of Blue Oaks Boulevard.



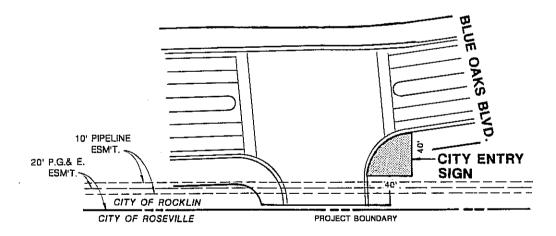


Figure 6-4 - Gateway Treatment Locations

- B. Gateway entries should be consistent with one another and should be characterized by significant monumentation and landscaping which will create an identity unique to the Sunset West development and the City of Rocklin, and will give residents and travelers a point of reference and a place to enter landscape corridors.
- C. Materials used should be consistent with those used throughout the Sunset West development, or should create a standard for the Sunset West development (depending upon the time of installation), and should represent a very high standard of both design and construction.
- D. Dominant tree plantings should be compatible with and complementary to those in the landscape corridors and medians.

6.10 SCREENING AND FENCING

Walls and fencing within the plan area are intended to screen facilities, and to provide sound barriers, privacy, and security. To a significantly lesser extent they may be utilized to buffer land use boundaries. In general, the walls are to be kept to a minimum to avoid blocking views or creating a sense of fragmentation among the land uses in the plan area. The following guidelines shall apply;

- A. Masonry soundwalls between single family residential uses and arterial roadways should have consistent treatment (materials, height and texture) along a roadway and should include materials and designs which are visually attractive. Periodic breaks may be provided to facilitate pedestrian access.
- B. Walls are required between single family residential uses and non-residential uses as a buffer. However, as a means of improving the aesthetics, building orientation, setbacks, mounding, and landscaping, are encouraged.

6.11 SIGNAGE

- A. Individual tenant signage should follow a consistent design standard within each complex and integrated into the building architecture and design.
- B. Signage may be incorporated into a soundwall or fence or as an independent structure. It must be placed so as not to interfere with important vehicular sight lines.

- C. Landscaping around signs may serve as backdrop to and/or highlight the signage, through the use of seasonal, color planting. If located in a lawn area, a concrete mow strip, flush with grade around the base of the sign is encouraged.
- D. Signage materials should match or complement the aesthetic design of nearby soundwalls, fences and/or building architecture.
- E. Building signs should not exceed the building height or extend above the building parapet or overhanging eaves. One pylon sign is permitted for each development. Free standing monument signs, for individual uses within a development, may be allowed, subject to approval during the Specific Plan Use Permit process.
- F. Each project, as part of the submittal for a Specific Plan Use Permit (SPUP), shall prepare a signage program. The program will define the sign criteria for that individual project. Approval of the Sign Program shall be part of the SPUP.
- G. Signs should be restricted to center and tenant identification only, either wall-mounted or freestanding. Only one multi-tenant identification sign is encouraged for each multi-tenant building. For single tenant buildings, only one identification sign will be allowed per street frontage.
- H. No signs or any other contrivances should be devised or constructed to blink, gyrate, rotate, move or appear to move in any fashion.
- I. Rooftop signs are prohibited.
- J. Locate monument identification signs perpendicular to approaching traffic within the landscape corridor.
- K. Entries to residential subdivision shall include identification signage. Long term maintenance for entries shall be the responsibility of the project proponent or some entity designated and responsible for it.
- L. It is allowable to illuminate identification signs with continuous and uniform internal illumination, back lighting, or ground lighting. No flashing or moving lights shall be permitted. No unprotected lamp providing sign illumination shall be directly visible when viewed from street level at any angle from a distance of twenty feet (20') or more.

- M. All signs erected or maintained within the business-professional, business-professional/commercial, and commercial zones shall conform with the City of Rocklin Sign Ordinance unless a specific project Sign Program is approved pursuant to this section.
- N. Sign programs should be developed for each Commercial and Business Professional project. Such programs should be submitted for review and approval in conjunction with the Specific Plan Use Permit process. Each sign program should address the guidelines presented in this section.
- O. Variations to these guidelines are allowed if it can be demonstrated that visibility of the proposed signage is limited due to physical constraints.

6.12 LIGHTING

The lighting guidelines for Sunset West have been developed with careful consideration towards community theme as well as towards public safety and well being.

Exterior lighting within the plan area is intended to provide for safety and security, as well as to enhance building design and landscaping. It is intended that the commercial areas will be lit in a manner that complements the architecture and level of activity anticipated. In residential areas the lighting will be more subdued and in character with the other residential neighborhoods in Rocklin. The following lighting guidelines are designed to encourage creative use of lighting while avoiding nuisances and minimizing energy demands.

- A. Creative use of exterior lighting to enhance the architecture of non-residential buildings and grounds is strongly encouraged.
- B. Project lighting should be designed to minimize glare to adjacent properties, buildings and rights of way.
- C. Lighting in pedestrian areas should be of lower scale and less intensity than in major public streets to enhance the pedestrian character.
- D. The design of exterior lighting should in all cases, consider the long-term energy demand of the lighting program.
- E. The pole mounted lamp fixture shall direct the light downward. Lighting design should minimize or eliminate adverse light and glare on adjoining properties.

- F. Efficient types of lighting with cutoff-style fixtures should be used on major arterial streets, on collector streets in non-residential areas, in parking areas, and along public sidewalks adjacent to arterial streets to improve energy efficiency and reduce glare impacts.
- G. The style and design of lighting fixtures should be compatible with building design and blend architecturally with buildings.
- H. Plantings should be limited in the vicinity of street lights. A restricted area, defined as the zone of light and shown below, should not be planted with shrubs or trees which grow to a height of four feet (4') or more at maturity. Any tree planted outside the clear area should have no more than twenty percent (20%) of its canopy encroach within the zone of light.

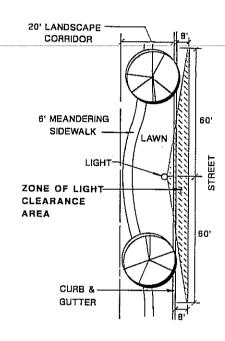


Figure 6-5 - Zone of Light Clearance Area

- I. Bright colored or blinking lighting are discouraged.
- J. Lighting shall conform to all local codes, California Title 24 requirements, and all applicable safety and illumination requirements.

SECTION 7 - IMPLEMENTATION PLAN

7.1 GENERAL PROVISIONS

This title shall be known as the General Development Plan - Implementation Plan for the Sunset West Plan Area.

This title shall apply to the \pm 909 acre plan area in the incorporated area of the City of Rocklin, defined in Exhibit A and currently owned by the parties identified in sub-section 7.3.

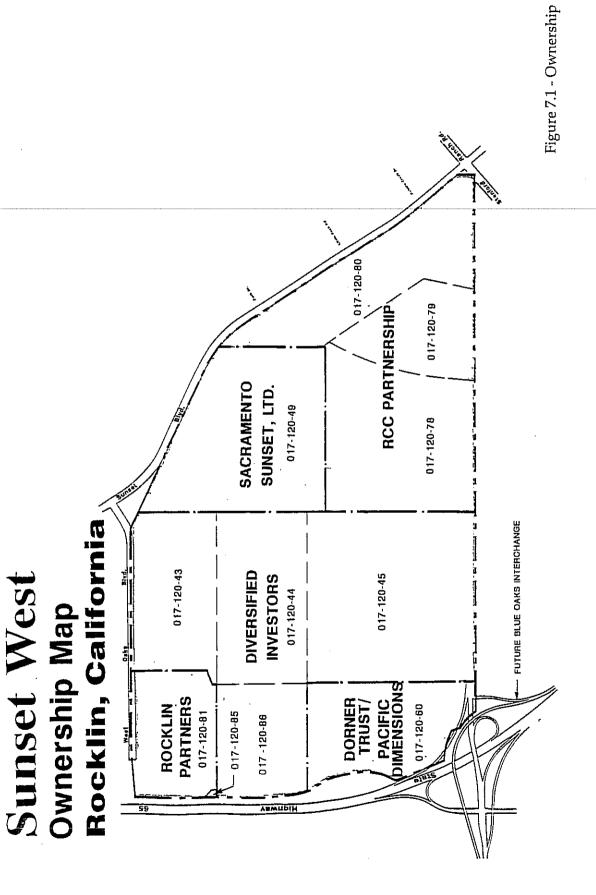
7.2 GENERAL DEVELOPMENT PLAN PROPERTY OWNERSHIP

The 909 acre Sunset West General Development Plan consists of 12 contiguous parcels under five separate property ownerships. The property ownership and acreage is listed in Table 7.1.

TABLE 7.1 SUNSET WEST GENERAL DEVELOPMENT PLAN PROPERTY OWNERSHIP

Property Owner	APN	Acreage
Diversified Investors Fund 79-2	017-120-43, 44, 45, 85, 86	370.1
Dorner Trust/Pacific Dimensions	017-120-60	75.8
RCC Partnership	017-120-78, 79, 80	264.3
Rocklin Partners	017-120-81	60.0
Sacramento Sunset, Ltd.	017-120-49	139.5
		909.7

The delineation of ownership and current parcel configuration is shown on Figure 7-1.



Sunset West General Development Plan City of Rocklin

7.3 Subsequent Entitlements

The General Development Plan (GDP) established the location and intensity of land use within the Sunset West Plan Area (see Exhibit B in Section 2). The intent of the PD designation, as defined in Section 17.60.010 of the City of Rocklin Zoning Ordinance, is to encourage a creative and more flexible approach to the use of land.

The Sunset West GDP will be administered over time by the City of Rocklin and particularly the Community Development Department. As with other policy documents adopted by the City, the interpretation of the policies and intent of the Plan will be made by the Director of that department, subject to possible modification by the Planning Commission or City Council as need may arise.

The approval of the large lot Tentative Map (SD 92-04) and the recordation of any large lot final map does not convey any right to develop.

7.3.1 Specific Plan Use Permit

Each phase or individual project within the Sunset West Plan Area will require the approval of a Specific Plan Use Permit. The process for preparing a submittal, processing and obtaining an approval for a Specific Plan Use Permit shall be in accordance with the City of Rocklin Zoning Ordinance. All permitted as well as conditional uses, as defined in the Sunset West GDP, must obtain a Specific Plan Use Permit.

7.3.2 Tentative Maps

Individual projects which require further subdivision of property will be required to obtain approval of a Tentative Subdivision or Parcel Map. Tentative Subdivision or Parcel Maps may be processed concurrently with the request for Specific Plan Use Permits but no use permit shall be valid until a final map, as defined by the Subdivision Map Act and implementing ordinances of the City, has been filed with the Recorder of Placer County.

Tentative Subdivision Maps for zipper lots, zero lot line, wide shallow lots, and all lots less than 5,000 square feet, which do not comply with the standards in the RD-6 district, may be considered by the Planning Commission and City Council only if a Specific Plan Use Permit is submitted prior to or concurrently with the Tentative subdivision Map. The purpose of this requirement is to ensure that acceptable house designs are proposed for the small lots before they are created.

7.3.3 Environmental Review

Prior to approval of any Specific Plan Use Permit and/or Tentative Subdivision Map, an environmental analysis shall be conducted to assess the project-level impacts which were not assessed as part of the program-level EIR for the Sunset West Project. As part of the environmental analysis, the applicant shall, under the direction of the City Engineer, prepare a traffic analysis to determine, among other things, that there is ample roadway capacity on and off-site to handle the anticipated traffic volumes, including Stanford Ranch Road from the Rocklin City Limits to Fairway Drive. Any required roadway improvements, including those which are in the City's Capital Improvement Program, may be required to be constructed as part of the Specific Plan Use Permit or Tentative Subdivision Map approval. Cost for construction of off-site roadway improvements may be reimbursable from traffic impact fees.

7.4 Public Dedications

Dedication of lands for the purposes of public roadways, alleys, drainage, public utilities and other easements will be provided as shown on the Large Lot Tentative Map, see Attachment 4. As part of the recordation of the large lot final map, all necessary rights of way and utility/access easements, and all parcels designated for park and fire station facilities, as shown on the approved Sunset West large lot Tentative Map, must be offered to the City of Rocklin in the form of Irrevocable Offers of Dedication.

Future entitlements, associated with individual development projects, will be subject to identifying and dedicating additional easements and, if determined, lands for public use.

Future project dedications, for project specific requirements, shall be offered for dedication with requests for subsequent project approvals. Such requirements shall be defined by the Community Development Department and the Engineering Department as they deem necessary for individual projects. The size, design, character, grade location, orientation and configuration shall be dependent upon the layout of the individual project.

7.5 Phasing Matrix

Incremental buildout of the plan area will result in the phased construction of the Core Infrastructure Improvements and project specific improvements associated with individual developments. Due to the multiple ownerships which comprise the Sunset West Plan Area, it is not possible to predict any precise phasing. In order to define and monitor the construction of the Core improvements necessary to serve a proposed project and to conform to the overall backbone systems, a Phasing Matrix has been developed.

Property owners may begin construction provided certain minimum infrastructure and improvements, as determined by the City, are in place to serve the particular phase of development. The final map phasing matrix identifies the minimum improvements which the City may require to be provided prior to development of the corresponding parcel. This matrix can be found in Attachment 1 of this document.

Core improvements, as well as the project specific improvements associated with each parcel and its related ownership status, are identified in the final Map Phasing Matrix. This list shall be used to assess the improvements required for each phase of development, which may be modified at the discretion of the decision-making body, at the time of specific plan use permit and/or small lot tentative subdivision map approvals.

7.6 Parks

- A. Implementation of park facilities will closely coincide with buildout of the residential components of the plan area. Dedication of the parkland will be offered at recordation of the Large Lot Final Map and construction of the facilities will be at the discretion of the City of Rocklin Parks Commission and the City Council. Funding for the construction of the facilities will be provided through collection of park impact fees paid within the Sunset West Plan Area or as actual constructed improvements in lieu of fees (to be negotiated at the time of approval).
- B. Timing of the construction of these facilities will be associated with residential development within the Plan Area and at the discretion of the City of Rocklin Parks Department and the Rocklin City Council.
- C. Proposed roadway easements for access to the neighborhood parks are identified on the Sunset West Large Lot Tentative Map and will be offered for dedication with the Final Map. Actual construction of the access roadways will occur in conjunction with the development of adjacent residential subdivisions or with the development of the park facility.

- D. To provide on-going maintenance of these facilities annexation into the Park Development and Maintenance District will occur concurrent with recordation of the Large Lot Final Map. A separate Mello-Roos CFD may be established at a later date to maintain the Sunset West parks.
- E. Construction of the Pedestrian Trail, adjacent to the Open Space Corridor will be funded by the individual projects adjacent to it. Construction of the trail will occur in three phases. Each phase will be constructed in conjunction with the first development project adjacent to that segment of the trail. The three phases are as follows:

Phase 1 Trail from Sunset Boulevard to Park Drive
Phase 2 Trail from Park Drive to Blue Oaks Boulevard

Phase 3 Trail from Blue Oaks Boulevard to Lonetree Boulevard

7.7 FIRE STATION

Construction of a future fire station will be needed in the North Rocklin area. The need for a facility will result from future growth in the area as well as to ensure adequate response time in the event of fire emergencies. Discussions with the Fire Chief at the City of Rocklin Fire Department indicates that one facility, within the western area of Stanford Ranch or the Sunset West Plan Area, will be necessary. The Stanford Ranch General Development Plan Area has previously designated a site for dedication east of Sunset Boulevard, in close proximity to the Sunset West Plan Area. As indicated, only one of the sites will be needed.

The selection and implementation of the fire facility will be a result of the rate of growth. Indications are that the site selection will be based on development in the immediate area and that either site would be sufficient to serve both Sunset West and Stanford Ranch.

- A. If the Sunset West Plan Area buildout initiates the need for the facility the City will enact the Irrevocable Offer of Dedication and the 1.0 acre site, Parcel #30, will be utilized for a fire station facility.
- B. If buildout within Stanford Ranch drives the need for the facility the site east of Sunset Boulevard will be utilized. If the Stanford Ranch site is used, Parcel #30, will revert to the underlying land use designation of R-C and thereby be incorporated into the community park.

- C. Timing of the construction of a new fire station facility will be at the discretion of the City of Rocklin.
- D. Funding for the construction of the facility will come from the City of Rocklin's Construction Tax. If the facility is needed because of rapid development, prior to the availability of City funds, the development community may be asked to finance the facilities construction. In that event, a agreement will be executed, between the City and those funding the construction, to provide for reimbursement of costs plus a negotiated interest rate.

7.8 Schools

- A. Implementation of school facilities shall be at the discretion of Rocklin Unified School District.
- B. A notice of restriction shall be recorded on the school site lots providing that the lots shall be held for school purposes until released by the R.U.S.D. or the City. The notice of restriction shall be approved by the City Attorney.
- C. Access to the proposed school sites will be provided by roadway easements reflected on the Large Lot Tentative Map or approved access alternatives. Construction of these roadways will occur in conjunction with development of adjacent residential subdivisions or with development of the school facility.
- D. Funding for the purchase of the school sites and the construction of the actual facilities will be provided by the existing Mello Roos Financing District, a Citywide General Obligation Bond or other funding mechanisms approved by the district.

7.9 OPEN SPACE

The open space lands, comprising the open space corridor provide a multi purpose preservation/mitigation component of the Sunset West Plan area. The entire open space corridor is located adjacent to and includes Pleasant Grove Creek and its tributaries.

The open space corridor and its components will include the following parcels; 3, 4, 5, 10, 11, 17, 20, 28, 32, 34, 37, 44, 45, 45B, 47 and 52B.

- A. Implementation of the open space lands requires that responsibility for all relevant components be defined. Prior to development or as a component of the approval of any small lot tentative map and or Specific Plan Use Permit, a mechanism to satisfy the following responsibilities must be approved.
 - Recordation (via the Large Lot Final Map) of Open Space/ Conservation easements on all applicable open space parcels.
 - A mechanism for funding and and the designation of responsibility for longterm maintenance of the open space lands shall be executed. A Home Owner Association or other City approved mechanism may be used.
 - Final approval of the Army Corps of Engineers, Nationwide-26 Wetlands
 Permit and the U.S. Fish and Wildlife Service Section 7 consultation.

7.10 WETLAND AND HABITAT MITIGATION

The Open Space Corridor will be utilized for mitigation of wetland and habitat impacts associated with the buildout of the Sunset West Plan Area. Specifically, wetland impacts defined in the Army Corps of Engineers, Nationwide-26 Permit and habitat impacts associated with California Department of Fish and Game, Streambed Alteration Agreements (1603 Permit) for road and pedestrian crossings will be mitigated within the Open Space Corridor.

In addition to the permits defined above, the process of identifying and mitigating the impacts to wetlands and other sensitive habitats will involve review by the Regional Water Quality Board and the City of Rocklin. Implementation of the required mitigations will be the sole responsibility of the development community actively constructing proposed projects within the Plan Area.

As previously described the wetland impacts associated with the Nationwide-26 Permit include impacts related to the construction of the arterial roadways, the actual road and pedestrian trail crossings of Pleasant Grove Creek and its tributaries and future development within all parcels zoned for proposed land uses. Barring any future amendments or adjustments that further impact the actual Open Space Corridor or its parcels there will be no further need for any review for potential wetland impacts.

7.11 OFFSITE IMPROVEMENTS

There are two key off-site improvements which may be needed to proceed with the development of SSW: a) the Blue Oaks and Highway 65 interchange, and b) the widening of Stanford Ranch Road.

The Blue Oaks/Highway 65 Interchange improvement will be required at some point to provide traffic circulation and avoid congestion in the SSW plan area and nearby roadways. The Highway 65 Interchange Joint Powers Authority (JPA), of which the City of Rocklin is a participant, is responsible for planning, design, financing, and construction of the interchange. Each of the participating cities is collecting development fees which will help construct this interchange. The JPA has not established a schedule for constructing this or other interchanges within its jurisdiction. Construction of the interchange will occur on as needed basis, and the area roadway system will be monitored to determine the need. It is anticipated that all parties will work together to ensure that the interchange construction occurs in time to allow the city to maintain the appropriate level of service. In the event the interchange construction does not occur when it is needed, the city may withhold issuing additional building permits. In that event, the project developers may have to work out an arrangement with the JPA to ensure construction of the interchange. Condition #4 and 6 of the General Development Plan Resolution provides the City with a mechanism to require the developers to cause the construction of the interchange or withhold building permit issuance.

Depending on the rate of development, Stanford Ranch Road may need to be widened to either four lanes or six lanes. The segment within the City of Rocklin would be financed through the City's capital improvement program. However, the segment in Roseville from the Rocklin City limit to Fairway Drive is outside the City's control but may be needed to carry projected traffic volume increases. In order to ensure that the widening occurs if and when needed, a condition of the General Development Plan will allow the City, through a traffic analysis to monitor the future traffic volumes and if necessary, to require the developer to cause the construction of any needed widening.

7.12 LAFCO

Two LAFCO processes must be completed during the project's implementation.

- A. The project must meet the conditions of annexation in LAFCO Resolution 8-90.
- B. The project area must annex into South Placer Municipal Utilities District for sanitary sewer service.

7.13 FINANCING

Financing of the Core Infrastructure Improvements and other project specific components will ultimately utilize a combination of the existing City of Rocklin fee district mechanisms, conventional private financing and public financing assessment districts.

7.13.1 Core Improvements

As previously defined in this document, primary responsibility for project funding will be with the project proponent. Because the backbone or Core Infrastructure improvements are plan level improvements, their costs are shared on the basis calculations agreed to by each Sunset West property owners. Such shared responsibility will be the basis for funding the construction of Core improvements whether conventional or public financing is used. Project specific improvements will be the sole responsibility of individual project proponents.

The Phasing Matrix identifies infrastructure requirements for each parcel. Additionally, the matrix individually identifies parcel related improvements for both Core and project specific improvements.

7.13.2 Fee Districts

Participation in existing or future fee districts, such as parks, traffic impact fees, etc., will be required of development with Sunset West.

The overall Sunset West Plan Area will provide the park lands required by Rocklin Ordinance. Impact fees to fund the actual improvements to these parks will be collected as the area builds out. The payment of park impact fees will be calculated on the basis of information described in Section 4.1 of this document.

Traffic projections, related to absorption within Sunset West and the surrounding area, indicate that off-site traffic impacts, will occur as the area builds out. Ultimate mitigation for off-site impacts associated with Sunset West will be provided by the payment of Traffic Impact Fees. Impact fee payments will be made at building permit and are required for mitigation of both the current General Plan related impacts and those associated with the North Rocklin Circulation Element.

In addition to the off-site traffic mitigation related to the payment of impact fees, the Sunset West project, via implementation and construction of the on-site portions of Park Drive, Blue Oaks Boulevard, West Oaks Boulevard and Lonetree Boulevard, will provide internal citywide traffic mitigation. Designation of these four roads as General Plan improvements qualifies them for cost sharing of citywide traffic impact fees. All four collectors have been oversized to provide circulation capacity for traffic associated with off-site generations and reimbursement for such capacities are identified in the North Rocklin Traffic Impact Fee Study.

7.13.3 Funding Alternatives

A public financing district or conventional lending sources will be used to construct Core improvements. The following criteria will apply.

- A. If conventional funding is used it will be the responsibility of the project proponents to coordinate cost sharing and possible reimbursement between developers.
- B. The formation of a public financing district for construction of all or any portion of the Core improvements will be subject to the criteria established by the City and will require approval of the City Council.
- C. Creation of a public financing mechanism may define an alternative to the Phasing Matrix implementation program.
- D. A funding mechanism for the construction of the interchange must be developed and implemented to sustain buildout in Sunset West.

ATTACHMENT 1

PHASING MATRIX

Phasing Unit	Off-Site Improvements	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
SS Parcel	Off-site water	Roadways:	Roadways:	Roadways:	Parks:
#52, 53 and 34	service, main line improvements as determined by PCWA	Core improvements to Blue Oaks Blvd from Sunset Blvd - adequate to provide two access roads to Parcel #33 sub road just beyond 2nd access point.	Frontage improvements to Blue Oaks Blvd along Parcel #33 and frontage improvements to Sunset Blvd along Parcel #33.	None	As determined by the City Parks Department.
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		Connection to existing 24" line in Sunset Blvd and construct 18" water line in Blue Oaks Blvd to proposed stub of Blue Oaks Blvd	Service and loop system within proposed project.	None	As determined by RUSD.
		Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		Detention Basin A or adequate equivalent	Collection and outfall system into the open space corridor Parcel #34.	None	As determined by City of Rocklin Fire Department.
		Sanitary Sewer:	Sanitary Sewer:	Sanitary Sewer:	Wetlands:
		Construct 8" line in Blue Oaks Blvd and connect to existing 18" line in Open Space Parcel #34.	Collection system and connection to 8" sewer line in Blue Oaks Blvd (See core improvement).	None	Wetland mitigation requirements will utilize Parcel #32 or 34, an alternative Open Space Parcel within Sunset West or an off-site alternative

Improvements on Adjacent Sunset West Phasing Units Land Uses	Rondways: Parks:	None As determined by the City Parks Department.	Domestic Water: Schools:	None As determined by RUSD.	Storm Drainage: Fire Station:	None As determined by City of Rocklin Fire Department.	Sanitary Sewer: Wellands:	None Wetland mitigation requirements will utilize Parcel #32 or 34, an alternative Open Snace
In-Tract Improvements	Roadways:	Frontage improvements to Blue Oaks Blvd along Parcel #36.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #37.	Sanitary Sewer:	Collection system and connection to 8" sewer line in Blue Oaks Blvd (See core improvement).
Core Infrastructure Improvements	Roadways:	Core improvements to Blue Oaks Blvd from Sunset Blvd - adequate to provide two access roads to Parcel #36 stub road just beyond 2nd access point.	Domestic Water:	Connection to existing 24" line in Sunset Blvd and construct 18" water line in Blue Oaks Blvd to proposed stub of Blue Oaks Blvd.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	Construct 8" line in Blue Oaks Blvd and connect to existing 18" line in Open Space Parcel #34.
Off-Site Improvements	Off-site water	service main tine improvements as determined by PCWA						
Phasing Unit	SS Parcel #36							

Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #32 or 34, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements to Blue Oaks Blvd along Parcel #35 and frontage improvements to Sunset Blvd along Parcel #35.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #34.	Sanitary Sewer:	Collection system and connection to 8" sewer line in Blue Oaks Blvd (See core improvement).
Core Infrastructure Improvements	Rondways	Core improvements to Blue Oaks Blvd from Sunset Blvd - adequate to provide two access roads to Parcel #35 stub road just beyond 2nd access point.	Domestic Water:	Connection to existing 24" line in Sunset Blvd and construct 18" water line in Blue Oaks Blvd to proposed stub of Blue Oaks Blvd.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	Construct 8" line in Blue Oaks Blvd and connect to existing 18" line in Open Space Parcel #34.
Off-Site Improvements	Off-site water	service main tine improvements as determined by PCWA						
Phasing Unit	SS Parcel #35				411			

Phasing Unit	Off-Site Improvements	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
SS Parcel	Off site water	Roadways:	Roadways:	Roadways:	Parks:
#40V	service main the improvements as determined by PCWA	Core improvements to Park Drive from Sunset Blvd - adequate to provide two access roads to Parcel #40A.	Frontage improvements to Park Drive along frontage of Parcel #40A and frontage improvements to Sunset Blvd along Parcel #40A.	None	As determined by the City Parks Department.
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		Connection to existing 16" water line in Sunset Blvd and construct 10" water line in Park Drive to proposed stub of Blue Oaks Blvd	Service and loop system within proposed project.	None	As determined by RUSD.
		Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		Detention Basin A or adequate equivalent	Collection and outfall system into the open space corridor Parcel #34 or equivalent connection to Open Space.	None	As determined by City of Rocklin Fire Department.
	·····	Sanitary Sewer:	Sanitary Sewer:	Sanitary Sewer:	Wetlands:
		Construct 10" line in R/W of Park Drive and 15" line in Open Space Parcel #47, connecting to existing 18" line in Open Space Parcel #37.	Collection system and connection to 8" line in Park Drive (See core improvement).	None	Wetland mitigation requirements will utilize Parcel #32 or 34, an alternative Open Space Parcel within Sunset West or an off-site alternative.

Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #32 or 34, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements to Park Drive along frontage of Parcel #40B and #41.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #34 or equivalent connection to Open Space.	Sanitary Sewer:	Collection system and connection to 8" line in Park Drive (See core improvement).
Core Infrastructure Improvements	Roadways:	Core improvements to Park Drive from Sunset Blvd - adequate to provide two access roads to Parcel #40B and #41.	Domestic Water:	Connection to existing 16" water line in Sunset Blvd and construct 10" water line in Park Drive to proposed stub of Blue Oaks Blvd.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	Construct 10" line in R/W of Park Drive and 15" line in Open Space Parcel #47, connecting to existing 18" line in Open Space Parcel #37.
Off-Site Improvements	Off-sile water	service main line improvements as determined by PCWA			•			
Phasing Unit	SS Parcels	#40B and 41						

Improvements on Adjacent Sunset West Public Phasing Units Land Uses	Parks:	As determined by the City Parks Department.	ater: Schools:	As determined by RUSD.	nage: Fire Station:	As determined by City of Rocklin Fire Department.	ver: Wetlands:	Wetland mitigation requirements will utilize Parcel #32, 34 or 37, an alternative Open Space
Impro Adjacen Phas	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements to Blue Oaks Blvd along Parcel #27.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #37.	Sanitary Sewer:	Collection system and connection to existing open space trunk line in Parcel #37.
Core Infrastructure Improvements	Rondways:	Core improvements to Blue Oaks Blvd from Sunset Blvd to south corner of Parcel #39.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 18" and 16" water lines in Blue Oaks Blvd to south corner of Parcel #39.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	None
Off-Site Improvements	Off-site water	service main line improvements as determined by PCWA						
Phasing Unit	SS Parcel	#27, 37, 38 and 39		-				

Phasing Matrix

Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #28, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways: Pa	Roadway access through As Parcel #33.	Domestic Water: Sc	Water service through Parcel As #33.	Storm Drainage: Fi	None As Ro	Sanitary Sewer:	None We rec
In-Tract Improvements	Roadways:	Two access roads into Parcel #31.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #28.	Sanitary Sewer:	Collection system and connection to existing 18" trunk line in open space Parcel #28.
Core Infrastructure Improvements	Roadways:	Core improvements to Blue Oaks Blvd from Sunset Blvd - adequate to provide two access roads to Parcel #33 stub road just beyond 2nd access point.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 18" water line in Blue Oaks Blvd to proposed stub of Blue Oaks Blvd.	Storm Dramage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	Construct 8" line in Blue Oaks Blvd and connect to existing 18" line in Open Space Parcel #34.
Off-Site Improvements	Off-site, water	service main me improvements as determined by PCWA						
Phasing Unit	DI Parcel #31	470 dilu #20				, - 0, , , ,		

Public Town Theor	Land Oses	Parks:	Parks: As determined by the City Parks Department.	Parks: As determined by the City Parks Department. Schools:	Parks: As determined by the City Parks Department. Schools: As determined by RUSD.	Parks: As determined by the City Parks Department. Schools: As determined by RUSD.	Parks: As determined by the City Parks Department. Schools: As determined by RUSD. Fire Station: As determined by City of Rocklin Fire Department.	Parks: As determined by the City Parks Department. Schools: As determined by RUSD. As determined by City of Rocklin Fire Department. Wetlands:
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements to Blue Oaks Blvd along Parcels #22, 25.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #28.	Sanitary Sewer:	Collection system and connection to existing 18" trunk line in open space Parcel #28.
Core Infrastructure Improvements	Roadways:	Core improvements to Blue Oaks Blvd from Sunset Blvd - to south corner of Parcel #22.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 18", 16" and 10" water lines in Blue Oaks Blvd to proposed stub of Blue Oaks Blvd.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	Construct 8" line in Blue Oaks Blvd and connect to existing 18" line in Open Space Parcel #34.
Off-Site Improvements	Off-site water	service main me improvements as determined by PCWA						
Phasing Unit	DI Parcel #22	allu 2.5						

Phasing Matrix

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Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #28, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Possible secondary access road connection to Park Drive - as determined by the City.	Domestic Water:	As determined by PCWA.	Storm Drainage:	Storm drain improvements across Parcel #17.	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements along Parcels #20A and 20B.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #11.	Sanitary Sewer:	Collection system and connection to existing line in Blue Oaks Blvd.
Core Infrastructure Improvements	Roadways:	Core improvements to Blue Oaks Blyd from Sunset Blyd - to the intersection of Lonetree Blyd.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 18", 16", 10" and 12" water lines in Blue Oaks Blvd to the intersection of Lonetree Blvd.	Storm Drainage:	Detention Basin B or adequate equivalent	Sanitary Sewer:	Construct 8" sanitary sewer line in Blue Oaks Blvd and 10", 15", 18" and 21" lines connecting to the existing 36" trunk line in the open Parcel #4.
Off-Site Improvements	Off-site water	service main me improvements as determined by PCWA	14					
Phasing Unit	Di Parcel	and 20C						

PROPERTY DIVERSIFIED INVESTORS

Off-Site Improvements	te nents	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
Off-site water		Roadways:	Roadways:	Roadways:	Parks:
service main me improvements as determined by PCWA	s as y	Core improvements to Blue Oaks Blvd from Sunset Blvd - to the intersection of Lonetree Blvd and Lonetree Blvd To the north corner of Parcel #19.	Frontage improvements to Blue Oaks Blvd along Parcels #19 and 21.	Possible secondary access road connection to Park Drive - as determined by the City.	As determined by the City Parks Department.
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		Connection to existing 24" water line in Sunset Blvd and construct 18", 16", 10" and 12" water lines in Blue Oaks Blvd to the intersection of Lonetree Blvd.	Service and loop system within proposed project.	As determined by PCWA.	As determined by RUSD.
	_	Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		Detention Basin B or adequate equivalent	Collection and outfall system into the open space corridor Parcel #11.	Storm drain improvements across Parcel #17 and 18.	As determined by City of Rocklin Fire Department.
		Sanitary Sewer:	Sanitary Sewer:	Sanitary Sewer:	Wetlands:
		Construct 8" sanitary sewer line in Blue Oaks Blvd and 10", 15", 18" and 21" lines connecting to the existing 36" trunk line in the open Parcel	Collection system and connection to existing line in Blue Oaks Blvd.	None	Wetland mitigation requirements will utilize Parcel #28, an alternative Open Space Parcel within Sunsel West or an off-site
:		#4.			alternative.

Phasing Unit	Off-Site Improvements	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
DI Parcel #16	Off-site water	Roadways:	Roadways:	Roadways:	Parks:
	improvements as determined by PCWA	Core improvements to Blue Oaks Blyd from Sunset Blyd - to south intersection of Lonetree Blyd and, if required after review by the City of Rocklin, Lonetree Blyd to north corner of Parcel #16.	Frontage improvements to Blue Oaks Blvd along Parcels #16 and if required frontage improvements to Lonetree Blvd along Parcel #16.	Possible secondary access road connections as determined by the City.	As determined by the City Parks Department.
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		Connection to existing 24" water line in Sunset Blvd and construct 18", 16", 10" and 12" water lines in Blue Oaks Blvd to the intersection of Lonetree Blvd and if required by PCWA the 12" line in Lonetree Blvd to the north corner of Parcel #16.	Service and loop system within proposed project.	As determined by PCWA.	As determined by RUSD.
		Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		Detention Basin B or adequate equivalent	Collection and outfall system into the open space corridor Parcel #11.	None	As determined by City of Rocklin Fire Department.
		Sanitary Sever:	Samitary Sewer:	Sanitary Sewer:	Wetlands:
		8" sanitary sewer line extension in Blue Oaks Blvd and 10", 12", 18" and 21" lines connecting to the existing 36" trunk line in the open Parcel #4.	Collection system and connection to existing trunk line in open space Parcel #4.	None	Wetland mitigation requirements will utilize Parcel #28, an alternative Open Space Parcel within Sunset West or an off-site alternative.

Public Land Uses	ks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize
st	Parks:	road	Sch	. Vs c	Fire	As d Rocl	Wet	Wet
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Possible secondary access road as determined by the City.	Domestic Water:	As determined by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements to Lonetree Blvd along Parcels #18 and to Blue Oaks Blvd along Parcel #18 Aeneid.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #11.	Sanitary Sewer:	Collection system and connection to 10" trunk line in Blue Oaks Blyd
Core Infrastructure Improvements	Roadways:	Core improvements to Blue Oaks Blvd from Sunset Blvd - to Lonetree Blvd and Lonetree Blvd to north corner of Parcel #18.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 18", 16", 10" and 12" water lines in Blue Oaks Blvd to the intersection of Lonetree Blvd and i required by PCWA the 12" line in Lonetree Blvd to the north corner of Parcel #18.	Storm Drainage:	Detention Basin B or adequate equivalent	Sanitary Sewer:	8" sanitary sewer line extension in Blue Oaks Blvd and 10", 12", 18" and 21"
Off-Site Improvements	Off-site water	determined by PCWA						
Phasing Unit	DI Parcel #17				•			

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Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #28, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Possible secondary access road as determined by the City.	Domestic Water:	As determined by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Frontage improvements to Lonetree Blvd along Parcels #23 and #24.	Domestic Water:	Service and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #28.	Sanitary Sewer:	Collection system and connection to existing trunk line in open space Parcel #28.
Core Infrastructure Improvements	Roadways:	Core improvements to West Oaks Blvd from Sunset Blvd - to Lonetree Blvd and Lonetree Blvd to south corner of Parcel #23.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 14" water line in Lonetree Blvd to south corner of Parcel #23.	Storni Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	12" sanitary sewer line extension in Lonetree Blvd from south corner of Parcel #23 and to existing 18" trunk line in open space Parcel #28.
Off-Site Improvements	Off-site water	service main me improvements as determined by PCWA						
Phasing Unit	DI Parcel	26, £7 allu 26						

Phasing Matrix

Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determired by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #4, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	As determined by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Construct access road across Parcel #7 to commercial roadway standards.	Domestic Water:	Construct service line extension to Parcel #6 from the Core Improvement (10") line in Lonetree Blvd and loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #4.	Sanitary Sewer:	Collection system and connection to core improvement in Parcel #6.
Core Infrastructure Improvements	Roadways:	Core improvements to West Oaks Blvd from Sunset Blvd - to Lonetree Blvd and Lonetree Blvd to south corner of Parcel #7.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 14" water line in Lonetree Blvd to south corner of Parcel #7.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	Construct 18" and 21" sewer lines across Parcel #6 and connect to existing 36" line in Parcel #4.
Off-Site Improvements	Off-site water	service main integrations as determined by PCWA						
Phasing Unit	DI Parcels	, , ,						

Phasing Matrix

Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #28, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanifary Sewer:	None
In-Tract Improvements	Roadways:	Service for proposed project and frontage improvements to West Oaks Blvd along frontage of Parcels 30A and 30B.	Domestic Water:	Service loop system within proposed project.	Storm Drainage:	Collection and outfall system into Detention Basin A.	Sanitary Sewer:	Collection system and connection to existing 18" trunk line in open space Parcel #28.
Core Infrastructure Improvements	Roadways:	Core improvements to West Oaks Blvd from Sunset Blvd to intersection with Lonetree Blvd	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 14" water line in West Oaks Blvd to the intersection of Lonetree Blvd	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	None
Off-Site Improvements	Off-site water	service main me improvements as determined by PCWA				-		
Phasing Unit	DI Parcels	30B						

Phasing Matrix

Phasing Unit	Off-Site Improvements	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
RP Parcel 2A	Off-site water	Roadways:	Roadways:	Roadways:	Parks:
	service main me improvements as determined by PCWA	Core improvements to West Oaks Blvd from Sunset Blvd - adequate in length to provide two access roads into Parcel #2A.	Service for proposed project and frontage improvements to West Oaks Blvd	None	As determined by the City Parks Department.
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		Connection to existing 24" water line in Sunset Blvd and construct 14" water line in West Oaks Blvd to the intersection of Lonetree Blvd.	Service loop system within proposed project.	None	As determined by RUSD.
~		Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		Detention Basin A or adequate equivalent	Collection and outfall system into the open space corridor Parcel #3.	None	As determined by City of Rocklin Fire Department.
		Sanitary Sewer:	Sanitary Sewer:	Sanitary Sewer:	Wetlands:
		None	Collection system and connection to existing 30" trunk line in open space Parcel #3 or 20" line within Parcel #1.	None	Wetland mitigation requirements will utilize Parcel #3, an alternative Open Space Parcel within Sunset West or an off-site alternative.

Phasing Matrix

Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #3, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Nome	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Service for proposed project and frontage improvements to Lone Tree Blvd to south corner of Parcel #2B.	Domestic Water:	Service loop system within proposed project.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #3.	Sanitary Sewer:	Collection system and connection to existing 30" trunk line in open space Parcel #3.
Core Infrastructure Improvements	Roadwnys:	Core improvements to West Oaks Blvd from Sunset Blvd - and improvements to Lonetree Blvd to south corner of Parcel #2B.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 14" water line in West Oaks Blvd to the intersection of Lonetree Blvd and construct 12" line in Lonetree Blvd to south corner of Parcel 2B.	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	None
Off-Site Improvements	Off-site water	service mann me improvements as determined by PCWA						
Phasing Unit	RP Parcel 2B							

Phasing Matrix

est Public Land Uses	Parks:	As determined by the City Parks Department.	Schools:	As determined by RUSD.	Fire Station:	As determined by City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #3, an alternative Open Space Parcel within Sunset West or an off-site alternative
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Service for proposed project and frontage improvements West Oaks Blyd	Domestic Water:	Service extension for proposed project from 14" line in West Oaks Blvd.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #3.	Sanitary Sewer:	Collection system and connection to existing 20" trunk line within Parcel 1.
Core Infrastructure Improvements	Roadways:	Core improvements to West Oaks Blvd from Sunset Blvd - adequate in length to provide two access roads to Parcel #1.	Domestic Water:	Connection to existing 24" water line in Sunset Blvd and construct 14" water line in West Oaks Blvd to the intersection of Lonetree Blvd	Storm Drainage:	Detention Basin A or adequate equivalent	Sanitary Sewer:	None
Off-Site Improvements	Off-site water	service main ine improvements as determined by PCWA						
Phasing Unit	RP Parcel 1							

Phasing Unit	Off-Site Improvements	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
RP Parcel 3	None	Roadways:	Roadways:	Roadways:	Parks:
		None	None	None	None
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		None	None	None	None
		Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		None	None	None	None
		Sanitary Sewer:	Sanitary Sewer:	Sanitary Sewer:	Wetlands:
		None	None	None	Wetland mitigation requirements will utilize Parcel #3, an alternative Open Space Parcel within Sunset West or an off-site alternative.

Phasing Matrix

PROPERTY DORNER TRUST/PACIFIC DIMENSIONS

Public Land Uses	Parks:	Nome	Schools:	None	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Parcel #11, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Possible secondary access road as determined by the City.	Domestic Water:	None	Storm Drainage:	None	Sanitury Sewer:	None
In-Tract Improvements	Roadways:	Construct access road across Parcel #14 to commercial roadway standards to provide access to Parcel #12.	Domestic Water:	8" water line extension across Parcel #14 from the 12" Core Improvement in Lonetree Blvd to serve Parcel #12.	Storm Drainage:	Collection and outfall system into the open space corridor Parcel #11.	Sanitary Sewer:	Collection system and connection to Core Improvement.
Core Infrastructure Improvements	Roadways:	Blue Oaks Blvd from Sunset Blvd to Blue Oaks interchange and Lonetree Blvd to the north corner of Parcel #14.	Domestic Water:	Connect to existing 24" line in Sunset Blvd and construction of 18", 16", 10" and 12" water lines in Blue Oaks Blvd and the 10" and 12" lines in Lonetree Blvd to the north corner of Parcel #14.	Storm Drainage:	Detention Basin B or adequate equivalent.	Sanitary Sewer:	Construct 21", 18" and 15" sanitary sewer lines in easement across Parcels #6, 7, and 8 and connect to existing 36" line in Parcel #4.
Off-Site Improvements	Off-site water	service main inc improvements as determined by PCWA.						
Phasing Unit	DT/PC	12, 13 and 14						

Phasing Matrix

PROPERTY DORNER TRUST/PACIFIC DIMENSIONS

Public Land Uses	Parks:	None	Schools:	ss None re lvd s 9	Fire Station:	As determined by the City of Rocklin Fire Department,	Wetlands:	Wetland mitigation requirements will utilize Parcel #10 and 11, an alternative Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	8" water line extension across Parcel #14 from the 12" Core Improvement in Lonetree Blvd to provide service to Parcels 9 and 15.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	Construct access road across Parcel #14 and 15 to commercial roadway standards to provide access to Parcels 15 and 9.	Domestic Water:	As need to serve proposed project.	Storm Drainage:	Collection and outfall system into the open space Parcel #11.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Roadways:	Blue Oaks Blvd from Sunset Blvd to Blue Oaks interchange and Lonetree Blvd to the north corner of parcel #14.	Domestic Water:	Connect to existing 24" line in Sunset Blvd and construction of 18", 16", 10" and 12" water lines in Blue Oaks Blvd and the 12" line in Lonetree Blvd to the north corner of Parcel #14.	Storm Drainage:	Detention Basin B or adequate equivalent.	Sanitary Sewer:	Construction 21", 18" and 15" sanitary sewer lines in easement across Parcels #6, 7, and 8 and connect to existing 36" trunk line in open space Parcel #4.
Off-Site Improvements	Off-site water	state main into improvements as determined by PCWA.		77-14				
Phasing Unit	DT/PC Parrels #0 10	and 15.						

Phasing Matrix

PROPERTY DORNER TRUST/PACIFIC DIMENSIONS

Phasing Unit	Off-Site Improvements	Core Infrastructure Improvements	In-Tract Improvements	Improvements on Adjacent Sunset West Phasing Units	Public Land Uses
	Off-site water	Roadways:	Roadways:	Roadways	Parks:
	service main une improvements as determined by PCWA.	Blue Oaks Blvd from Sunset Blvd to Blue Oaks interchange and Lonetree Blvd to the north corner of parcel #8.	As needed to serve the proposed project.	None	None
		Domestic Water:	Domestic Water:	Domestic Water:	Schools:
		Connect to existing 24" line in Sunset Blvd and construction of 18", 16", 10" and 12" water lines in Blue Oaks Blvd and the 12" line in Lonetree Blvd to the north corner of Parce! #8.	As need to serve proposed project.	None	None
		Storm Drainage:	Storm Drainage:	Storm Drainage:	Fire Station:
		Detention Basin B or adequate equivalent.	Collection and outfall system into the open space Parcel #11.	None	As determined by the City of Rocklin Fire Department.
		Sanitary Sewer:	Sanitary Sewer:	Sanitary Sewer:	Wetlands:
-		Construct 21" and 18" sanitary sewer lines in easement across Parcels #6, and 7 and connect existing 36" trunk line in open space Parcel #4.	Collection system and connection to Core Improvements.	None	Wetland mitigation requirements will utilize Parcel #10 and 11, an alternative Open Space Parcel within Sunset West or an off-site alternative.

Improvements on Adjacent Sunset West Public Phasing Units Land Uses	ys: Parks:	As determined by City of Rocklin.	Domestic Water: Schools:	As determined by RUSD.	Storm Drainage: Fire Station:	As determined by the City of Rocklin Fire Department.	Sewer: Wetlands:	Welland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site
Adja	Roadways:	None	Domesti	None	Storm D	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	As needed to serve project and frontage improvements to Sunset Blvd along Parcels 53B and 53C.	Domestic Water:	Connect to existing 16" line in Sunset Blvd and provide service as directed by PCWA.	Storm Drainage:	Collection system and outfall into Open Space Parcel #45A.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Rondways:	None	Domestic Water:	None	Storm Drainage:	Detention Basin A or Adequate Equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	Service main me dinocomments as determined by PCWA.	,		,			
Phasing Unit	RCC Parcels	Oct bill dict						

Public Land Uses	Parks:	As determined by City of Rocklin.	Schools:	As determined by RUSD.	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	Connect to existing 16" line in Sunset Blvd and provide service as directed by PCWA.	Storm Drainage:	Collection system and outfall into Open Space Parcel #45 A.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Roadways:	None	Domestic Water:	None	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	improvements as determined by	; ;					
Phasing Unit	RCC Parcels							

Phasing Matrix

Public Land Uses	Parks:	As determined by City of Rocklin.	Schools:	As determined by RUSD.	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.	
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water:	None	Storm Drainage:	None	Sanitary Sewer:	None	
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	As directed by PCWA.	Storm Drainage:	Collection system and outfall into Parcel 47.	Sanitary Sewer:	Collection system and connection to Core Improvement.	
Core Infrastructure Improvements	Roadways:	Construct Park Drive from Sunset Blvd adequate in length to provide access to Parcel 46B.	Domestic Water:	Connect to existing 16" line in Sunset Blvd and construct 10" line to south corner of Parcel 46B.	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.	
Off-Site Improvements	Off-site water service main line improvements as determined by PCWA.								
Phasing Unit	RCC Parcels	47. 105 and							

Phasing Matrix

Public Land Uses	Parks:	None	Schools:	None	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.		
Improvements on Adjacent Sunset West Phasing Units	Roadways:	None	Domestic Water: S.	None	Storm Drainage:	None C C C	Sanitary Sewer:	None W OO O		
In-Tract Improvements	Roadways:	As needed to serve project and frontage improvements to Sunset Blvd along Parcel 58.	Domestic Water:	Connection to existing 16" line in Sunset Blyd and as needed to serve project.	Storm Drainage:	Collection system and outfall into Parcel 45A.	Sanitary Sewer:	Collection system and connection to Core Improvements.		
Core Infrastructure Improvements	Roadways:	None	Domestic Water:	None	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.		
Off-Site Improvements	Off-site water service main line improvements as determined by PCWA.									
Phasing Unit	RCC Parcel									

Public Land Uses	Parks:	None	Schools:	None	Fire Station:	None	Wetlands:	None
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Access to park through RCC Parcel 53B and/or 53C.	Domestic Water:	Water service to park through RCC Parcels 53B and/or 53C.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	None	Domestic Water:	None	Storm Drainage:	Collection system and outfall into Parcel #45A.	Sanitary Sewer:	None
Core Infrastructure Improvements	Rondways:	None	Domestic Water:	None	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPM 11D.
Off-Site Improvements	None							
Phasing Unit	RCC Parcels	100 all 01.						

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Public Land Uses	Parks:	None	Schools:	None	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.
St	. :							
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Secondary road access as determined by City of Rocklin.	Domestic Water:	As directed by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	As needed to serve project.	Storm Drainage:	Collection system and outfall into Parcel 45A.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Roadways:	None	Domestic Water:	Connect to existing 16" line in Sunset Blvd and construct 12" line to connect to 10" water line constructed in right of way of Park Drive.	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	service main line improvements as determined by PCWA.						
Phasing Unit	RCC Parcels	Jo and Jr.						

Phasing Matrix

Public Land Uses	Parks:	As determined by City of Rocklin.	Schools:	As determined by RUSD.	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Secondary road access as determined by City of Rocklin.	Domestic Water:	As directed by PCWA.	Storm Drainage:	None	Sanitary Sewer:	Моще
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	As needed to serve project.	Storm Drainage:	Collection system and outfall into Parcel 45A.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Rondways:	Construct Park Drive from Sunset Blvd to south boundary of plan.	Domestic Water:	Connect to existing 16" line in Sunset Blvd and construct 12" line to connect to 10" water line constructed in Right of Way of Park Drive.	Storm Drainnge:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	service main me improvements as determined by PCWA.						
Phasing Unit	RCC Parcel	,,,,						

Public Land Uses		d by City of		d by RUSD.		d by the in Fire		gation will utilize arcel within or an off-site
Public Land Us	Parks:	As determined by City of Rocklin.	Schools:	As determined by RUSD.	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Second access road connection as directed by City.	Domestic Water:	As directed by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	As needed to serve project.	Storm Drainage:	Collection system and outfall into Parcel 47.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Roadways:	Construct Blue Oaks Blvd from Sunset Blvd to proposed east-west road easement at east boundary of Parcel 49C.	Domestic Water:	Connect to existing 16" line in Sunset Bivd and construct 10" line in Right of Way of Park Drive and 10" line in east-west roadway easement to link with 10" line in Blue Oaks Blvd.	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	service main inc improvements as determined by PCWA.						
Phasing Unit	RCC Parcel							

Public Land Uses	Parks:	As determined by City of Rocklin.	Schools:	As determined by RUSD.	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements with utilize Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways;	Second access road connection as directed by City.	Domestic Water:	As directed by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	As needed to serve project.	Storm Drainage:	Collection system and outfall into Parcel 47.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Roadways:	Construct Park Drive from Sunset Blvd to south boundary of plan.	Domestic Water:	Connect to existing 16" line in Sunset Blvd and construct 10" line in Right of Way of Park Drive and 10" line in east-west roadway easement to link with 10" line in Blue Oaks Blvd.	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanifary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	service main nue improvements as determined by PCWA.						
Phasing Unit	RCC Parcels	49A alid 49b.						

Public Land Uses	Parks:	As determined by City of Rocklin.	Schools:	As determined by RUSD.	Fire Station:	As determined by the City of Rocklin Fire Department.	Wetlands:	Wetland mitigation requirements will utilize Open Space Parcel within Sunset West or an off-site alternative.
Improvements on Adjacent Sunset West Phasing Units	Roadways:	Second access road connection as directed by City.	Domestic Water:	As directed by PCWA.	Storm Drainage:	None	Sanitary Sewer:	None
In-Tract Improvements	Roadways:	As needed to serve project.	Domestic Water:	As needed to serve project.	Storm Drainage:	Collection system and outfall into Parcel 47.	Sanitary Sewer:	Collection system and connection to Core Improvements.
Core Infrastructure Improvements	Roadways:	Construct Blue Oaks Blvd from Sunset Blvd to proposed east-west road easement at east boundary of Parcel 49C.	Domestic Water:	Connect to existing 24" line in Sunset Blvd and construct 18", 16" and 10" line to south corner of Parcel 20A.	Storm Drainage:	Detention Basin A or adequate equivalent.	Sanitary Sewer:	Connect to existing 18" line in Parcel #37 and construct an alternative approved by SPMUD.
Off-Site Improvements	Off-site water	improvements as determined by PCWA.						
Phasing Unit	RCC Parcels	51.						

ATTACHMENT 2

ARMY CORPS OF ENGINEERS

NATIONWIDE - 26 PERMIT



DEPARTMENT OF THE ARMY U.S. ARMY ENGINEER DISTRICT, SACRAMENTO CORPS OF ENGINEERS 1325 J STREET

SACRAMENTO, CALIFORNIA 95814-2922

June 17, 1994

Regulatory Section (199300519)

Huffman & Associates, Inc. Terry Huffman 700 Larkspur Landing Circle, Suite 100 Larkspur, California 94939

Dear Mr. Huffman:

Your client's fill of 6.0 acres of waters of the United States for the proposed Sunset West project can be authorized under Nationwide Permit Number 26, provided you meet the terms and conditions listed on the enclosed information sheet, including State Water Quality Certification. The plan shall be implemented as described in the Conceptual Mitigation Plan for Aquatic and Wetland Impacts Associated with the Sunset West General Development Plan, November 1993 and as amended by the enclosed drawing along with the following special conditions:

- 1. The permittee shall provide two complete sets of as-builts of the completed work within the preservation and mitigation area and the avoidance areas to the Corps of Engineers. The as-builts shall indicate changes made from the original plans in indelible red ink. These as-builts shall be provided no later than 60 days after the completion of construction of the mitigation area wetlands.
 - Monitoring of the avoidance areas and the preservation and mitigation areas shall occur for five years or until the success criteria described in the incorporated documents describing the mitigation plan are met, whichever is greater. This period shall commence upon completion of the construction of the mitigation wetlands. Additionally, continued success of the mitigation wetlands, without human intervention, must be demonstrated for three consecutive years, once the success criteria have been met. The mitigation plan will not be deemed successful until this criteria has been met.
 - 3. The permittee shall establish a long term funding mechanism to provide for maintenance and monitoring of avoidance, preservation, and mitigation areas in perpetuity.
 - The permittee shall record deed restrictions maintaining the avoidance, preservation, and mitigation areas as wetland preserve and wildlife habitat in perpetuity. Copies of the proposed deed restriction language shall be provided to the Corps of Engineers

for approval prior to recordation. Copies of the recorded documents shall be provided to the Corps of Engineers no later than 30 days prior to the start of construction of any of the activities authorized by this permit.

- 5. Construction of the mitigation aquatic habitat prescribed by this plan shall commence at least concurrently with or in advance of the start of construction of the authorized/permitted activity and be completed within one year. The permittee shall notify the District Engineer of the start date and the completion date of the mitigation construction, in writing and no later than ten (10) calendar days after each date.
- 6. All avoidance, preservation, and mitigation waters and wetlands, except vernal pools, shall be provided with a buffer that averages 100 feet. Vernal pools shall be provided a buffer that averages 50 feet. Any firebreaks, emergency access roads or foot/bike trails necessary in the vicinity of the preserve areas must be completely outside of the 100 feet buffer. If a firebreak must be located within the buffer, it must be at least 50 feet from any water or wetland.
- 8. At least 30% of each type of constructed wetlands must prove successful by the end of the monitoring period.
 - 9. Any storm water discharging into Pleasant Grove Creek shall pass through an oil/water separator and a trash rack prior to discharging into the creek. Also, storm water drains within the development that empty into the creek must be clearly marked "This drain flows to Pleasant Grove Creek--Don't pollute."

General Condition 9 of the sheet states individual state water quality certification must be obtained or waived. Therefore, the proposed project is denied without prejudice and cannot be authorized until either water quality certification or a waiver is obtained. Water quality certification or waiver must be obtained from the Regional Water Quality Control Board, 3443 Routier Drive, Sacramento, California 95827.

The Nationwide Permit will be effective upon the receipt of certification or waiver of certification and will remain in effect for two years following that date or until the nationwide permit is modified, reissued, or revoked, whichever comes first. Work may then proceed subject to the terms and conditions of certification.

Number 199300519 has been assigned to this project. Please reference this number in any correspondence pertaining to this work. If you have any questions, please write to Lou Cadwell, Room 1444, at the letterhead address, or telephone (916) 557-5253.

Sincerely,

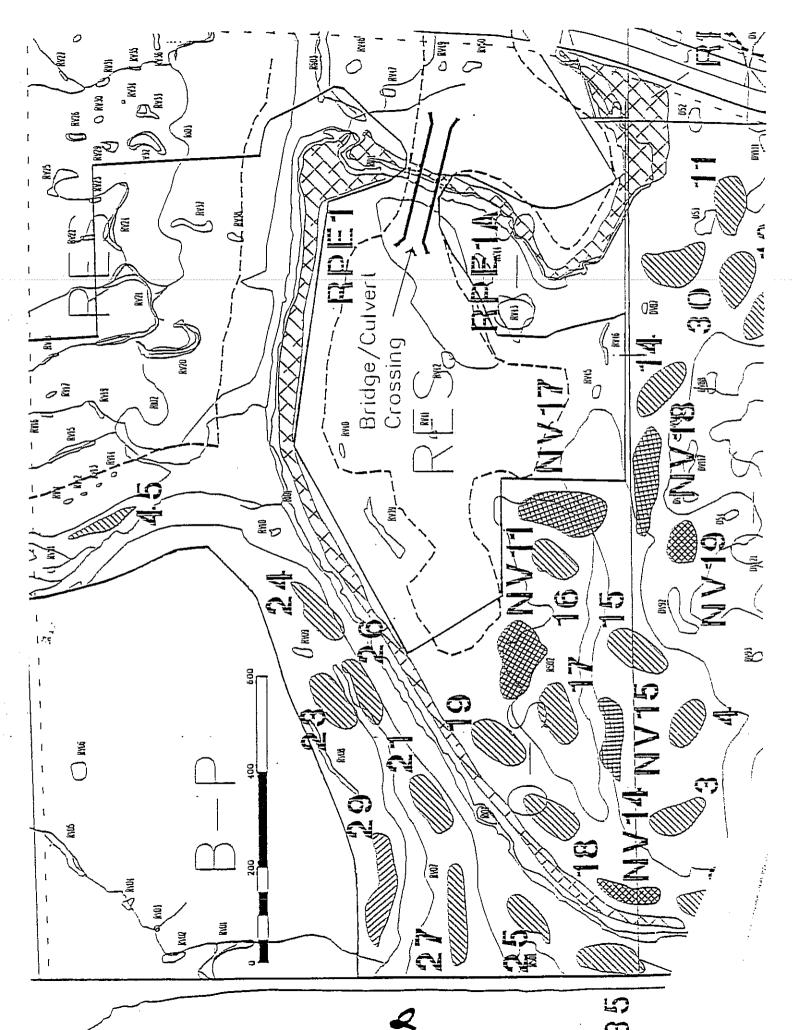
Tom Coe

Chief, Central Valley Office

Enclosure

Copies Furnished without enclosure:

California Regional Water Quality Control Board, 3443 Routier Drive, Sacramento, California 95827



NATIONWIDE PERMIT 26

HEADWATERS AND ISOLATED WATERS DISCHARGES (Section 404)

The Corps of Engineers has issued a nationwide general permit authorizing discharges of dredged or fill material into headwaters and isolated waters provided:

a. The discharge does not cause the loss of more than 10

acres of waters of the United States;

b. The permittee notifies the District Engineer if the discharge would cause the loss of waters of the United States greater than one acre in accordance with the "Notification" general condition. For discharges in special aquatic sites, including wetlands, the notification must also include a delineation of affected special aquatic sites, including wetlands. (Also see 33 CYR 330.1(e)); and,

c. The discharge, including all attendant features, both temporary and permanent, is part of a single and complete project.

For the purposes of this nationwide permit, the acreage of loss of waters of the United States includes the filled area plus waters of the United States that are adversely affected by flooding, excavation or drainage as a result of the project. The ten-acre and one-acre limits of NWP 26 are absolute, and cannot be increased by any mitigation plan offered by the applicant or required by the District Engineer.

subdivisions: For any real estate subdivision created or subdivided after October 5, 1984, a notification pursuant to subsection b. of this mationwide permit is required for any discharge which would cause the aggregate total loss of waters of the United States for the entire subdivision to exceed one (1) acre. Any discharge in any real estate subdivision which would cause the aggregate total loss of waters of the United States in the subdivision to exceed ten (10) acres is not authorized by this nationwide permit; unless the District Engineer exempts a particular subdivision or parcel by making a written determination that: (1) The individual and cumulative adverse environmental effects would be minimal and the property owner had, after October 5, 1984, but prior to January 21, 1992, committed substantial resources in reliance on NWP 26 with regard to a subdivision, in circumstances where it would be inequitable to frustrate his investment-backed expectations, or (2) that the individual and cumulative adverse environmental effects would be minimal, high quality wetlands would not be adversely affected, and there would he an overall benefit to the aquatic environment. Once the exemption is established for a subdivision, subsequent lot development by individual property owners may proceed using NWP For purposes of NWP 26, the term "real estate subdivision" shall be interpreted to include circumstances where a landowner or developer divides a tract of land into smaller parcels for the purpose of selling, conveying, transferring, leasing, or developing said parcels. This would include the entire area of a residential, commercial or other real estate subdivision, including all parcels and parts thereof.

- A. GENERAL CONDITIONS. The following general conditions must be followed in order for any authorization by a nationwide permit to be valid:
- 1. No activity may cause more than a minimal adverse effect on navigation.
- 2. Any structure or fill authorized shall be properly maintained, including maintenance to ensure public safety.
- 3. Appropriate erosion and siltation controls must be used and maintained in effective operating condition during construction, and all exposed soil and other fills must be permanently stabilized at the earliest practicable date.
- 4. No activity may substantially disrupt the movement of those species of aquatic life indigenous to the waterbody, including those species which normally migrate through the area, unless the activity's primary purpose is to impound water.
- 5. Heavy equipment working in wetlands must be placed on mats or other measures must be taken to minimize soil disturbance.
- 6. The activity must comply with any regional conditions which may have been added by the Division Engineer (see 33 CFR 330.4[e]) and any case specific conditions added by the Corps.
- 7. No activity may occur in a component of the National Wild and Scenic River System; or in a river officially designated by Congress as a "study river" for possible inclusion in the system, while the river is in an official study status. Information on Wild and Scenic Rivers may be obtained from the National Park Service and the U. S. Forest Service.
- 8. No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.
 - 9. In certain states, an individual state water quality certification must be obtained or waived. IN CALIFORNIA, CERTIFICATION IS REQUIRED. In Nevada, certification is required in Truckee and Carson River Drainages. In Utah and Colorado, certification is NOT required.
 - 10. No activity is authorized under any nationwide permit which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act, or which is likely to destroy or adversely modify the critical habitat of such species. Non federal permittees shall notify the District Engineer if any listed species or critical habitat might be affected or is in the vicinity of the project and shall not begin work on the activity until notified by the District Engineer that the requirements of the Endangered Species Act have been satisfied and that the activity is authorized. Information on the location of threatened and endangered species and their critical habitat can be obtained from the U.S. Fish & Wildlife Service and National Marine Fisheries Service.

No activity which may affect Historic properties listed or eligible for listing, in the National Register of Historic Places is authorized, until the District Engineer has complied with the provisions of 33 CFR 325, appendix C. The prospective permittee must notify the District Engineer if the authorized activity may affect any historic properties listed, determined to be eligible, or which the prospective permittee has reason to believe may be eligible for listing on the National Register of Historic Places, and shall not begin the activity until notified by the District Engineer that the requirements of the National Historic Preservation Act have been satisfied and that the activity is authorized. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places.

12. Notification:

a. Where required by the terms of the nationwide permit the prospective permittee must notify the District Engineer as early as possible and shall not begin the activity:

(1) Until notified by the District Engineer that the activity may proceed under the nationwide permit with any special conditions imposed by the District or Division Engineer; or,

(2) If notified by the District or Division Engineer

that an individual permit is required; or,

- (3) Unless 30 days have passed from the District Engineer's receipt of the notification and the prospective permittee has not received notice from the District or Division Engineer. Subsequently, the permittee's right to proceed under the nationwide permit may be modified, suspended, or revoked only in accordance with the procedure set forth in 33 CFR 330.5[d](2).
- The notification must be in writing and include the following information and any required fees:
 (1) Name, address and talephone number of the

prospective permittee;

(2) Location of the proposed project;

(3) Brief description of the proposed project, the project's purpose, direct and indirect adverse environmental effects the project would cause, and any other nationwide permits, regional general permits or individual permits used or intended to be used to authorize any part of the proposed project or any related activity;

(4) Where required by the terms of the nationwide permit, a delineation of affected special aquatic sites, including werlands; and,

(5) A statement that the prospective permittee has

contacted: (i) The US Fish & Wildlife Service/National Marine Fisheries Service regarding the presence of any Federally listed (or proposed for listing) endangered or threatened species or critical habitat in the permit area that may be affected by the proposed project, and any available information provided by those agencies. (The prospective permittee may contact Corps District Offices for USFWS/NMFS agency contacts and lists of critical habitat);

(11) The State Historic Preservation Office regarding the presence of any historic properties in the permit area that may be affected by the proposed project; and the available information, if any, provided by that agency.

- c. The standard individual permit application form (Form ENG 4345) may be used as the notification but must clearly indicate that it is a PDN and must include all of the information required in b (1-5), of General Condition 12.
- d. In reviewing an activity under the notification procedure, the District Engineer will first determine whether the activity will result in more than minimal individual or cumulative adverse environmental effects or will be contrary to the public interest. The prospective permittee may, at his option, submit a proposed mitigation plan with the predischarge notification to expedite the process and the District Engineer will consider any optional mitigation the applicant has included in the proposal in determining whether the net adverse environmental effects of the proposed work are minimal. District Engineer will consider any comments from Federal and State Agencies concerning the proposed activity's compliance with the terms and conditions of the nationwide permits and the needfor mitigation to reduce the project's adverse environmental effects to a minimal level. The District Engineer will, upon receipt of a notification, provide immediately (e.g. facsimile transmission, overnight mail or other expeditious manner) a copy to the appropriate offices of the Fish and Wildlife Service, State natural resource or water quality agency, EPS and, if appropriate, the National Marine Fisheries Service. With the exception of nationwide permit number 17, these agencies will then have 5 calendar days from the date the material is transmitted to telephone the District Engineer if they intend to provide substantive, site specific comments. If so contacted by an agency, the District Engineer will wait an additional 10 calendar days before making a decision on the notification. District Engineer will fully consider agency comments received within the specified time frame, but will provide no response to the resource agency. The District Engineer will indicate in the administrative record associated with each notification that the resource agencies' concerns were considered. Applicants are encouraged to provide the Corps multiple copies of notifications to expedite agency notification. If the District Engineer determines that the activity complies with the terms and conditions of the nationwide permit and that the adverse effects are minimal, he will notify the permittee and include any conditions he deems necessary. If the District Engineer determines that the adverse effects of the proposed work are more than minimal, then he will notify the applicant either:
 (1) That the project does not qualify for

(1) That the project does not quality for - authorization under the nationwide permit and instruct the applicant on the procedures to seek authorization under an individual permit; or,

(2). That project is authorized under the nationwide permit subject to the applicant's submitting mitigation proposal that would reduce the adverse effects to the minimal level. This mitigation proposal must be approved by the District Engineer prior to commencing work. If the prospective permittee elects to submit a mitigation plan, the District Engineer will expeditiously review the proposed mitigation plan, but will not commence a second 30 day notification procedure. If the net adverse effects of the project (with the mitigation proposal) are determined by the District Engineer to be minimal, the District Engineer will provide a timely written response to the applicant informing him that the project can proceed under the terms and conditions of the nationwide permit.

- e. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic site. There may be some delay if the Corps does the delineation. Furthermore, the 30 day period will not start until the wetland delineation has been completed.
- f. Factors that the District Engineer will consider when determining the acceptability of appropriate and practicable mitigation include, but are not limited to:
- (1) To be practicable, the mitigation must be available and capable of being done considering costs, existing technology, and logistics in light of overall project purposes; and,
- (2) To the extent appropriate, permittees should consider mitigation banking and other forms of mitigation including contributions to wetland trust funds which contribute to the restoration, creation, replacement, enhancement, or preservation of wetlands.

Furthermore, examples of mitigation that may be appropriate and practicable include but are not limited to: reducing the size of the project; establishing buffer zones to protect aquatic resource values; and replacing the loss of aquatic resource values by creating, restoring, and enhancing similar functions and values. In addition, mitigation must address impacts and cannot be used to offset the acreage of wetland losses that would occur in order to meet the acreage limits of some of the nationwide permits (e.g. 5 acres of wetlands cannot be created to change a 6 acre loss of wetlands to a 1 acre loss; however, the 5 created acres can be used to reduce the impacts of the 6 acre loss).

- B. SECTION 404 ONLY CONDITIONS. In addition to the General Conditions, the following conditions apply only to activities that involve the discharge of dredged or fill material and must be followed in order for authorization by the nationwide permits to be valid:
- 1. No discharge of dredged or fill material may occur in the proximity of a public water supply intake except where the discharge is for repair of the public water supply intake structures or adjacent bank stabilization.
- 2. No discharge of dredged or fill material may occur in areas of concentrated shellfish production, unless the discharge is directly related to a shellfish harvesting activity authorized by nationwide permit 4.
- 3. No discharge of dredged or fill material may consist of unsuitable material (e.g., trash, debris, car bodies, etc.) and material discharged must be free from toxic pollutants in toxic amounts (see section 307 of the Clean Water Act).
- 4. Discharges of dredged or fill material into waters of the United States must be minimized or avoided to the maximum extent practicable at the project site (i.e., on site), unless the District Engineer has approved a compensation mitigation plan for the specific regulated activity.

- 5. Discharges in spawning areas during spawning seasons must be avoided to the maximum extent practicable.
- 6. To the maximum extent practicable, discharges must not permanently restrict or impede the passage of normal or expected high flows or cause the relocation of the water (unless the primary purpose of the fill is to impound waters).
- 7. If the discharge creates an impoundment of water, adverse impacts on the aquatic system caused by the accelerated passage of water and/or the restriction of its flow shall be minimized to the maximum extent practicable.
- 8. Discharges into breeding areas for migratory waterfowl must be avoided to the maximum extent practicable.
- 9. Any temporary fills must be removed in their entirety and the affected areas returned to the preexisting elevation.

C. FURTHER INFORMATION:

- 1. District Engineers have the authority to determine if an activity complies with the terms and conditions of a nationwide permit.
- 2. Nationwide permits do not obviate the need to obtain other Federal, state, or local permits, approvals, or authorizations required by law.
- 3. Nationwide permits do not grant any property rights or exclusive privileges.
- 4. Nationwide permits do not authorize any injury to the property or rights of others.
- 5. Nationwide permits do not authorize interference with any existing or proposed Federal project.

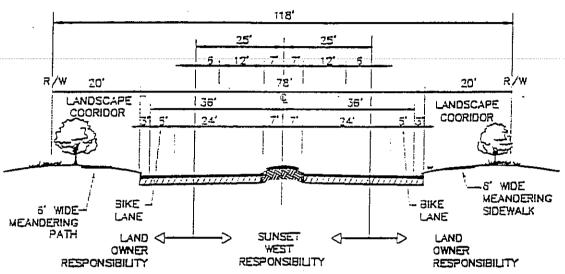
ATTACHMENT 3

ROADWAY IMPROVEMENT PHASING

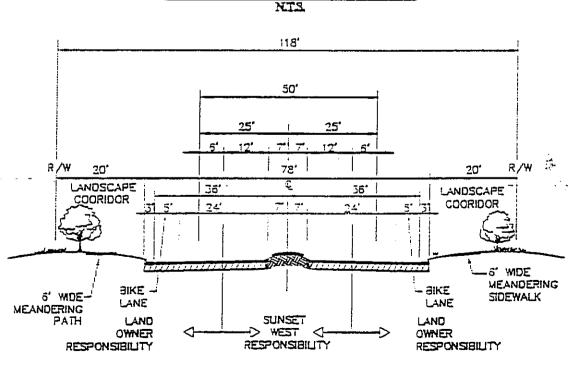
MAJOR INFRASTRUCTURE PHASING PLAN TYPICAL ROAD SECTIONS

FIGURE 3

BASED ON JULY 1995 LAND PLAN JULY 12, 1995



T 1 . 1 BLUE OAKS BLVD. FOUR LANES & MEDIAN SUNSET BLYD TO P.G. TRIBUTARY) (PROVIDES AN ATTRACTIVE ENTRY)



T 1 . 2 BLUE OAKS BLVD. TWO LANES & MEDIAN

CL 1 . 1 TO SOUTH END OF PARK

PIN

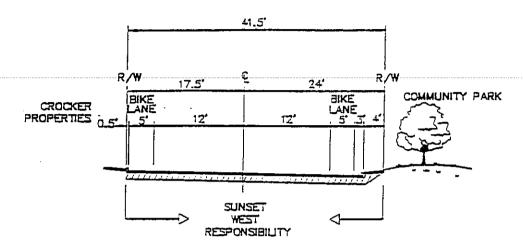
TERRANCE E LOWELL Engineering & ASSOCIATES, INC.

& Management Consultants

MAJOR INFRASTRUCTURE PHASING PLAN TYPICAL ROAD SECTIONS

FIGURE 5

BASED ON JULY 1995 LAND PLAN JULY 12, 1995

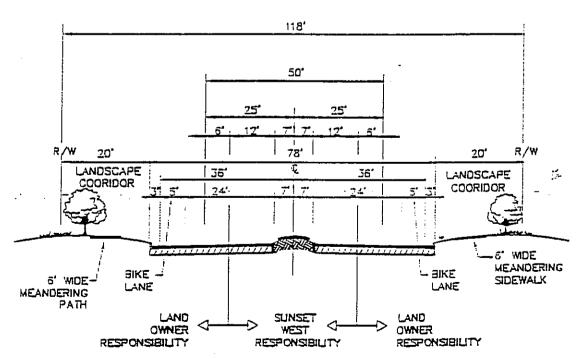


T 1 . 8 WEST OAKS BLVD.

SOUTH HALF OF ULTIMATE FOUR LANE STREET

(SUINSET BLVD. TO LONEIREE BLVD.)

NTS.



T 2 . 1 BLUE OAKS BLVD.

TWO LANES & MEDIAN

(SOUTH END OF PARK TO LONEIREE BLVD.)

PIN

TERRANCE E LOWELL

Engineering & ASSOCIATES, INC.

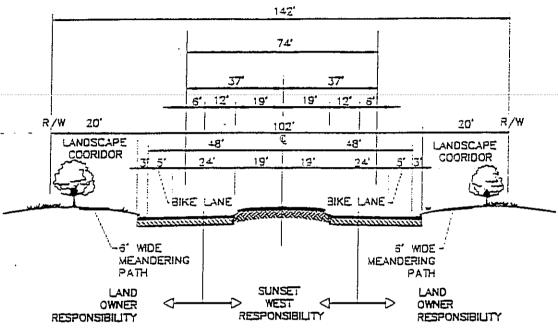
6 Monagement Consultants

1230 ROCKUM ROAD, 2011E 1-4

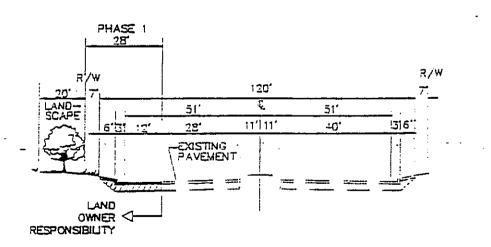
MAJOR INFRASTRUCTURE PHASING PLAN TYPICAL ROAD SECTIONS

FIGURE 4

BASED ON JULY 1995 LAND PLAN JULY 12, 1995



T 1 . 4 PARK DRIVE
TWO LANES & MEDIAN
SUNSET BLVD TO MID-WAY PARCEL 50
NTS.



T 1.6 & T 1.7 SUNSET BLVD. WIDENING RCC PARTNER & SAC SUN FRONT IMPRO

PIK

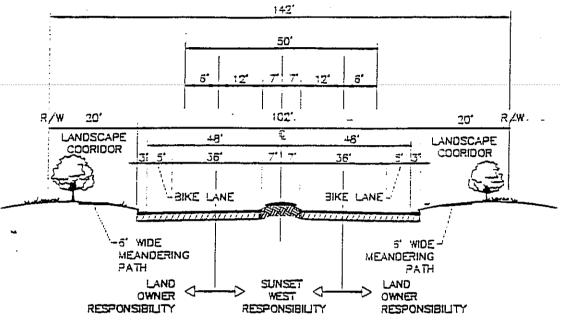
TERRANCE E LOWELL Engineering & ASSOCIATES, INC. & Management Consultants AND POSSIBLE SHAPE 1-4

7-

MAJOR INFRASTRUCTURE PHASING PLAN TYPICAL ROAD SECTIONS

FIGURE 6

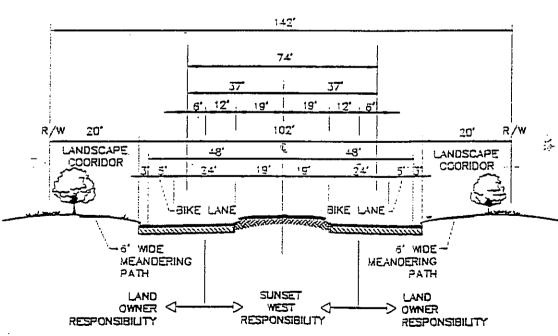
BASED ON JULY 1995 LAND PLAN JULY 12, 1995



T 2 . 2 BLUE OAKS BLVD.

TWO LANES & MEDIAN

(LONEIREE BLVD. TO PROPOSED STATE ROW.)
NTS.



T 2 . 3 PARK DRIVE TWO LANES & MEDIAN

(FROM IL L 4 TO SOUTH BOUNDARY)

PIN

TERRANCE E LOWELL

Engineering & ASSOCIATES, INC.

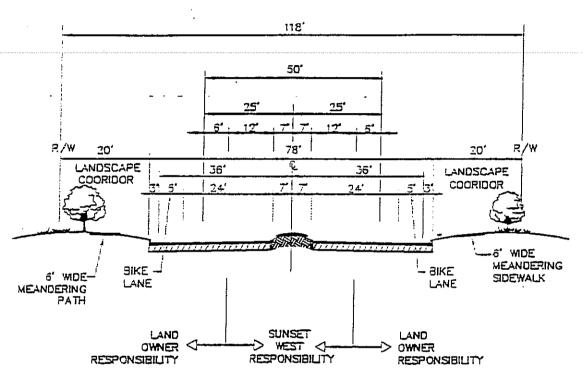
G. Michagement Consultants

6 Memographic (misuterus 1230 rockius road, suite 1-4 20. rockius rockius CA 95677 (018) 524-0485

MAJOR INFRASTRUCTURE PHASING PLAN TYPICAL ROAD SECTIONS

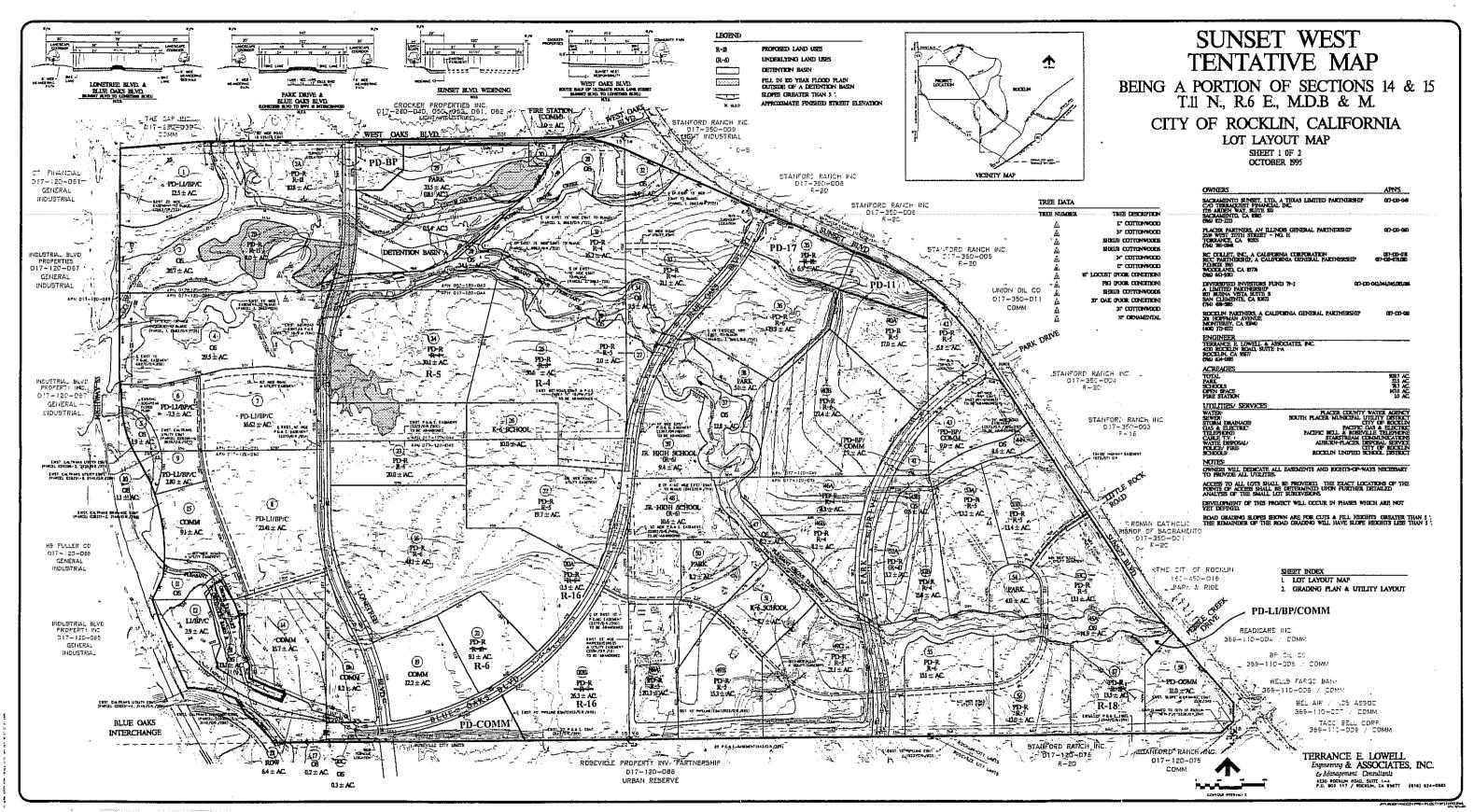
FIGURE 7

BASED ON JULY 1995 LAND PLAN JULY 12, 1995



T 2 . 4 LONETREE BLVD.
TWO LANES & MEDIAN
(WEST CAKS BLVD. TO BLUE CAKS BLVD)
NTS.

ATTACHMENT 4
LARGE LOT TENTATIVE MAP



MODIFICATIONS

9/23/1997 ORD. 762 10/13/1998 ORD. 795 1/26/1999 ORD. 798 3/28/2000 ORD. 824 5/9/2000 ORD. 826