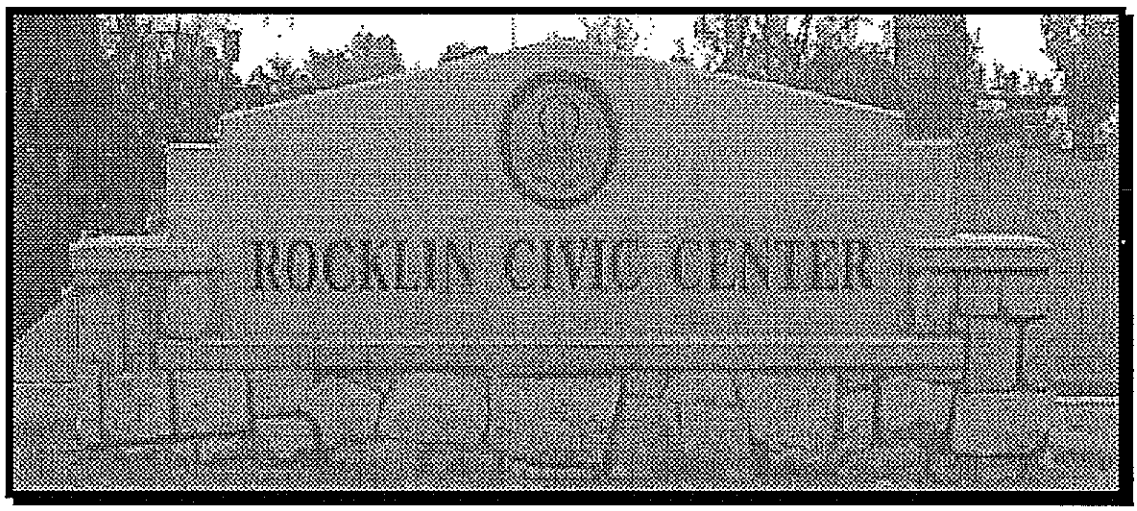
Final (Approved)

Rocklin Civic Center Plan

Volume I

July 1996



Prepared By

The City of Rocklin Community Development Department
in cooperation with
Harland Bartholomew & Associates, Sacramento, California

Rocklin Civic Center Plan

July 1996

Citizens Advisory Committee
(Plan Formulation Committee)

Peter Hill, Chairman
Diane Bell
Louis Brown
Ralph Coleman
Knox Gohring
Lynne Sully
Sylvia Havens

(Current Committee)

Ken Yorde, Chairman
Diane Bell
Louis Brown
Sylvia Havens
Geoff McLennan
Lynne Sully

City of Rocklin
Community Development Department
Rocklin, California

Terry Richardson,
Community Development Director
Sherri Abbas,
Principal Planner
Clif Carstens,
Consulting Environmental Coordinator

Harland Bartholowmew & Associates
Sacramento, California
• Planning • Landscape Architecture
• Design • Environmental Analysis

Terrance E. Lowell and Associates
Rocklin, California
• Engineering and Management Consultants

Design Concepts West
Reno, Nevada
• Architecture • Landscape Architecture

Wheeldon and Associates
Placerville, California
• Geologists • Environmental Assessors

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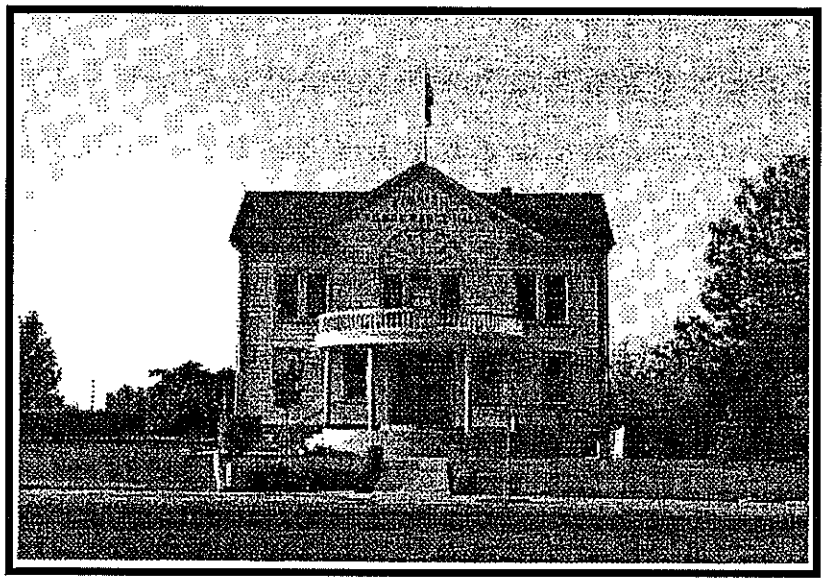
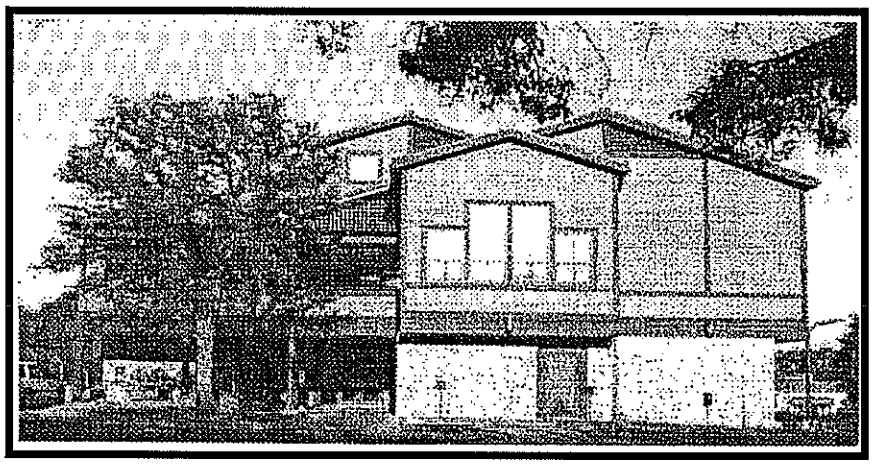
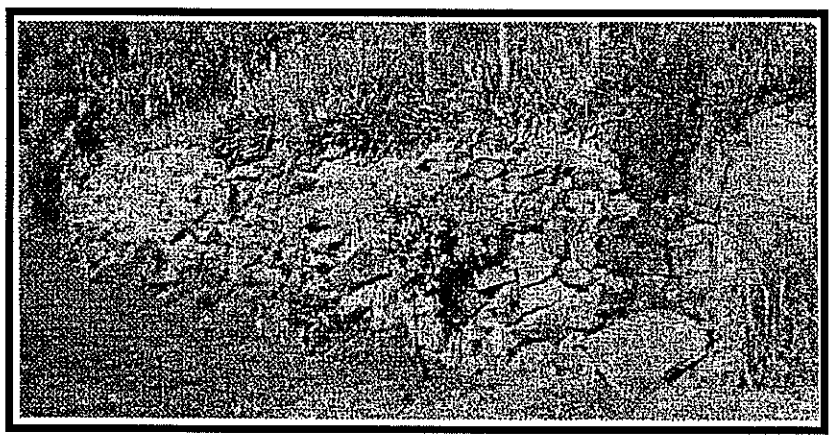






Rocklin Civic Center Plan
Volume I

1 INTRODUCTION

LOCATION AND CHARACTER

The Rocklin Civic Center Plan Area is located in the historic center of the City of Rocklin (see Figure 1), a growing community with a population of 27,000 as of January 1, 1996, based on State of California Department of Finance statistics. The Rocklin General Plan anticipates a 2020 population of approximately 70,000.

The Rocklin Civic Center Plan Area contains 107 acres and is bordered by Rocklin Road on the north, Pacific Street on the west, South Grove Street on the east, and an irregular boundary contiguous to the Woodside area of Rocklin to the south (see Figure 2).

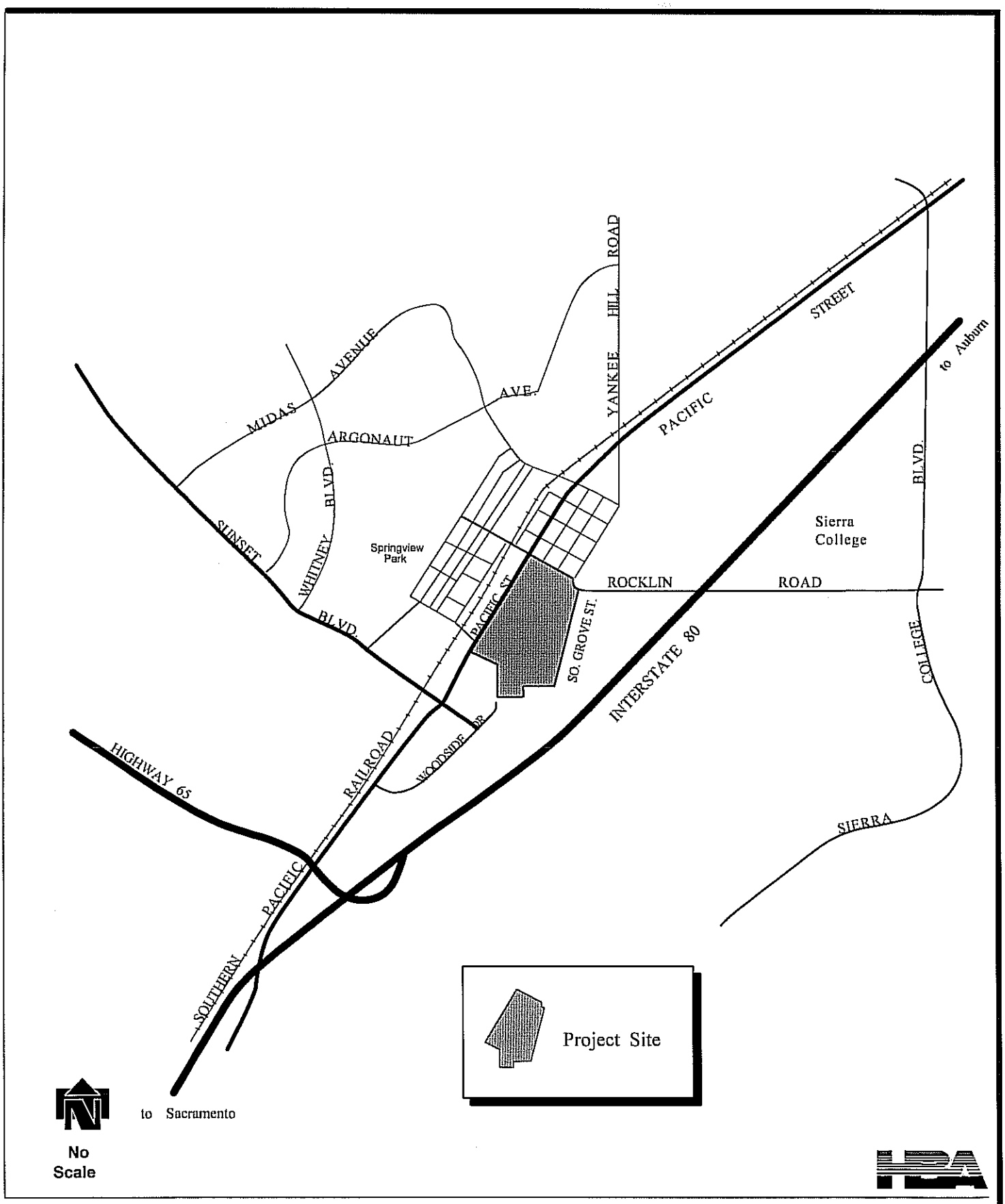
The project area currently contains the City's central administration, police, and fire functions in structures fronting on Rocklin Road. The balance of the project is lightly developed with approximately sixty residences, a few businesses, and an operating granite quarry.

PURPOSE OF THE ROCKLIN CIVIC CENTER PLAN

The purpose of the Rocklin Civic Center Plan is to provide a set of goals, policies, plans, guidelines, regulations and implementation measures to guide future development within the identified plan area. The goals, policies, plans, etc. are described in the text and diagrams which comprise the Rocklin Civic Center Plan document. The implementation program included in the document describes how the plan will be achieved.

The Rocklin Civic Center Plan document is divided into various sections and is supported by technical studies in an appendix and separate documents including Volume II of the Rocklin Civic Center Plan, the Phasing Matrix and the Financing Plan. Chapters 1 through 4 of the Rocklin Civic Center Plan describe the background and current setting of the plan area; a proposed General Plan Amendment including goals, policies, and land use designations for future development of the area; a proposed Change of Zone including future land-use classifications; a General Development Plan regulating circulation plans, infrastructure plans, development standards, and design guidelines for the area.

The goals of the Rocklin Civic Center Plan were established by the project advisory committee, the City Planning Commission, and the City Council. These goals essentially seek to expand the existing Civic Center so that it serves as a cultural and governmental focal point for the City; to allow for growth in the residential and commercial areas adjoining the Civic Center area in keeping with the current ambiance of the area; and finally to preserve a part of the City's heritage related to quarrying and early development.



ROCKLIN CIVIC CENTER PLAN

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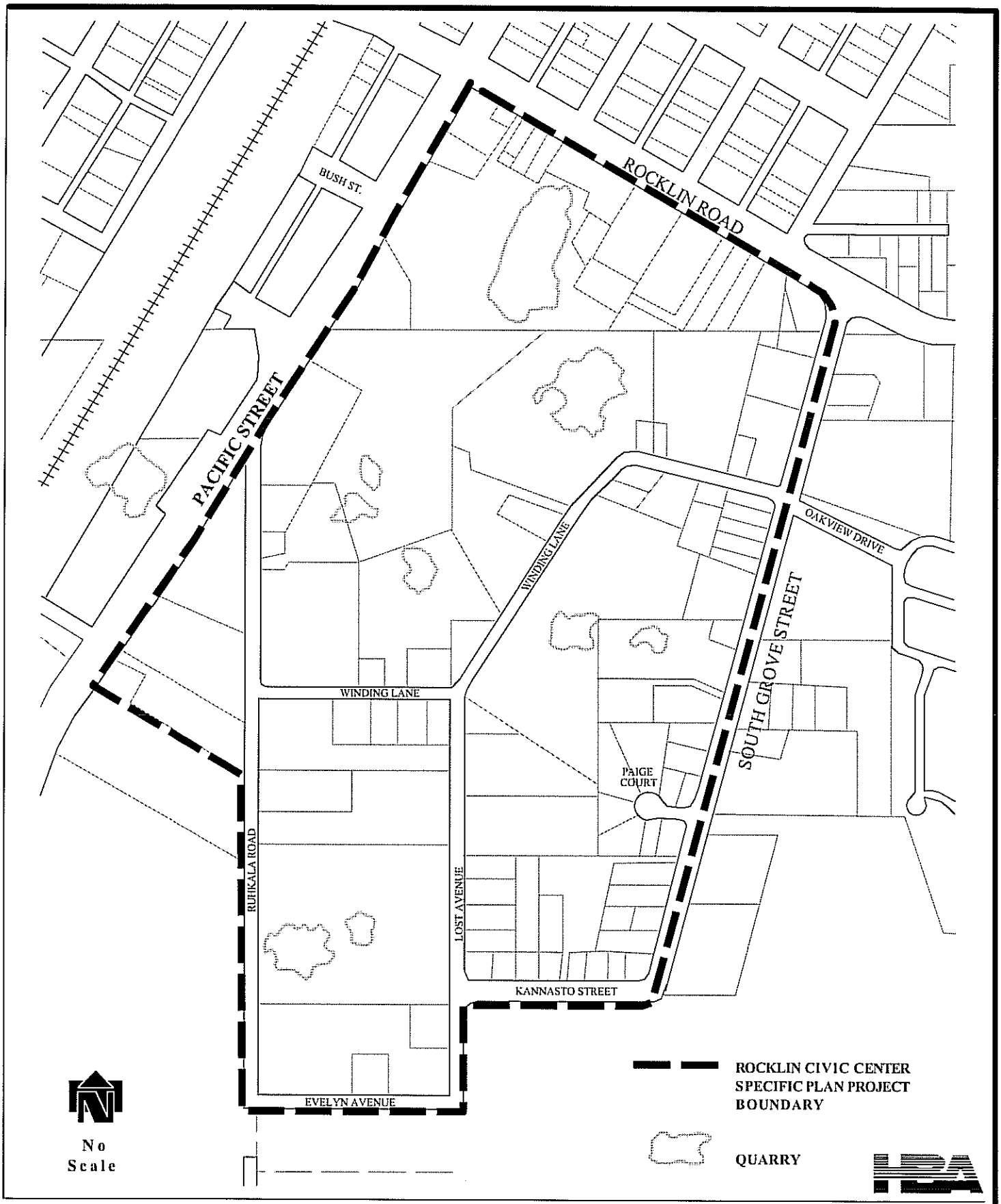
VICINITY MAP
2A

FIGURE 1



ROCKLIN CIVIC CENTER PLAN

PROJECT AREA BOUNDARY

FIGURE 2

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DEVELOPMENT ISSUES

At the outset of preparing the Rocklin Civic Center Plan, the appointed advisory committee along with the project consultant and staff identified a number of development issues that should be addressed by the plan. These issues are listed below.

1 Sufficient expansion of the Government Center site and associated facilities so that it serves as a focal point for the community.

2 Preservation of the ambiance of the existing residential areas, while accommodating compatible new growth in the area of the plan.

3 Location of a "park drive" through the Civic Center area so that it is "readily accessible" to the citizenry.

4 Preservation of the significant oaks, the water filled quarries, and the rock masses within the area.

5 Reorganization of the parcels along Pacific Street; realignment of Ruhkala right-of-way and its "acute angle" intersection with Pacific Street; and realignment of the curve at the northerly portion of Winding Lane.

6. The improvement of the areas infrastructure in keeping with the needs of existing and new development.

7 The continued operation of an existing working quarry (Big Gun Quarry) within an urban area.

8 Minimization of through traffic in the residential areas.

9 Preservation of unique historical artifacts within the plan area.

PROJECT ENTITLEMENTS

In order to enact the changes to the land uses as recommended by the Rocklin Civic Center Advisory Committee, the Rocklin Planning Commission and the Rocklin City Council, adopted the following entitlements;

A General Plan Amendment to the Land Use Section, Circulation Section and adoption of an Area Plan to establish a set of development policies for the Civic Center Area.

A Change of Zone to rezone the entire 107 acres to Planned Development with underlying uses consistent with the Proposed Land Use Section.

A General Development Plan to establish uses, development standards and guidelines for the Civic Center Area.

SEVERABILITY CLAUSE

In the event that any regulation, condition, program, or portion of the Rocklin Civic Center Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions.

RELATION TO OTHER AGENCIES

The Rocklin Civic Center Plan Area is located within the incorporated area of the City of Rocklin in Placer County. The area is served by a number of different agencies including the Rocklin Unified School District, Pacific Bell, Pacific Gas & Electric Company, Placer County Water Agency, South Placer Municipal Utility District (sewer), Starstream Communication (cable T. V.), Auburn-Placer Disposal Service, Inc., and the Newcastle, Rocklin, and Gold Hill Cemetery District.

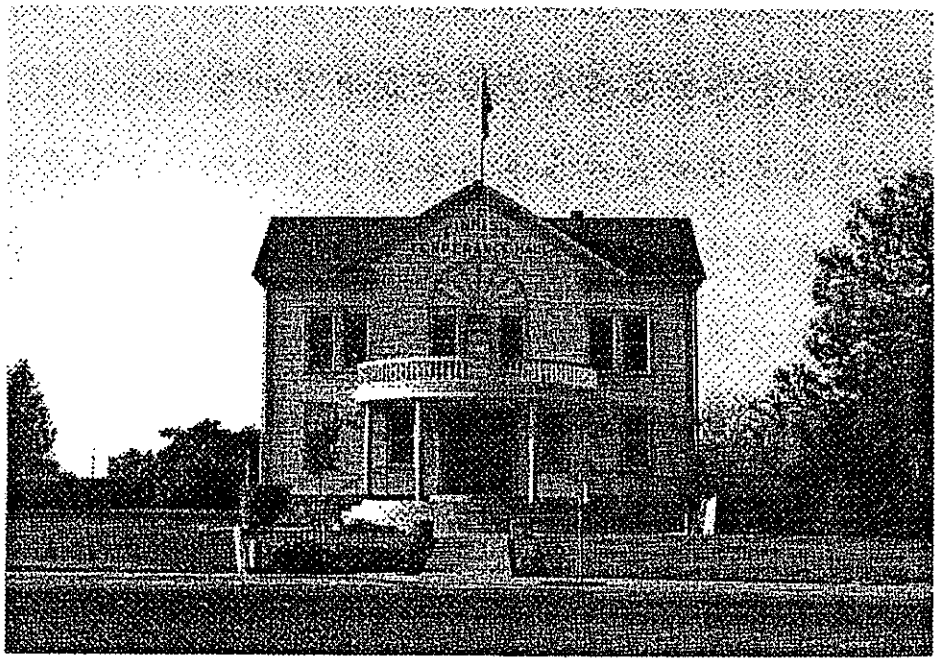
ADDITIONAL VOLUMES

1 This document contains Volume I, the Rocklin Civic Center Plan and Appendices.

2. Rocklin Civic Center Phasing Matrix Study

3. Rocklin Civic Center Plan Financing Plan

4. A separate document, Volume II, contains three supporting reports: the Space Use Analysis Report; the Existing Infrastructure Report; and the Reclamation Plan for the Big Gun Quarry.



SETTING AND BACKGROUND

The City of Rocklin is located in south Placer County, 21 miles northeast of the City of Sacramento. One of six cities in Placer County, Rocklin was incorporated in 1893.

Rocklin is located in rolling foothills at elevations of from 150 to 525 feet above sea level. The older portion of the City is 250 feet above sea level. The Rocklin area is underlaid with solid granite, and granite boulders dot the area. There are a number of abandoned granite quarries, along with one operating quarry.

Five major stream systems provide drainage to the Rocklin area. Secret Ravine Creek and Sucker Creek drain the eastern side of the Loomis Basin, Antelope Creek and Clover Valley Creek drain the central area, and Pleasant Grove Creek drains the western side. Except for Pleasant Grove Creek, lands adjacent to these streams are generally wooded and dotted with native oak trees.

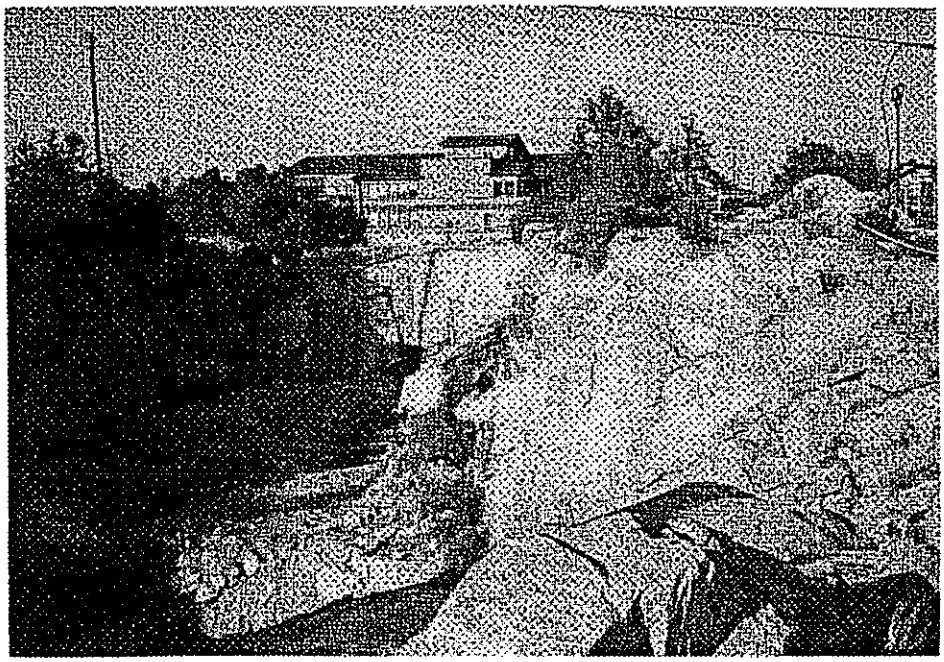
Interstate 80 (I-80) passes through the southeast portion of the City, providing access to the Sacramento area to the west and to the county seat in Auburn to the east. State Route 65, located along the western and southwestern edge of the planning area, provides a direct connection between I-80 and the City of Lincoln to the north.

HISTORY

When the first Caucasians came to the Rocklin area, it was inhabited by the Maidu Tribe of the Penutian Indian empire. The discovery of gold in 1848 and the resulting gold rush brought a sudden influx of Caucasians to the area and the Maidu Tribe began to disappear.

During the 1850's, miners worked Secret Ravine and a few farmers and ranchers moved into the area. In 1861, the first of many granite quarries began operation in the Rocklin area. The formation of a community began in 1863 when farmers and miners drifted into the area of present-day Rocklin for the construction of the Sacramento-Newcastle section of the Central Pacific Railroad.

In 1960, it appeared that Rocklin was on the verge of a boom with the announcement that a "new city" (Sunset Whitney) would be constructed immediately to the northwest of Rocklin. The first phase began in 1962. By 1974, growth had accelerated and the City experienced rapid growth until interest rates rose dramatically in 1979.



In 1985, after a three-year planning period, the City approved the first phase of the 3,445 acre Stanford Ranch project, allowing for the development of about 1,000 housing units. In 1987, the City established land use designations and zoning classifications for the remainder of the project.

GROWTH FORECASTS

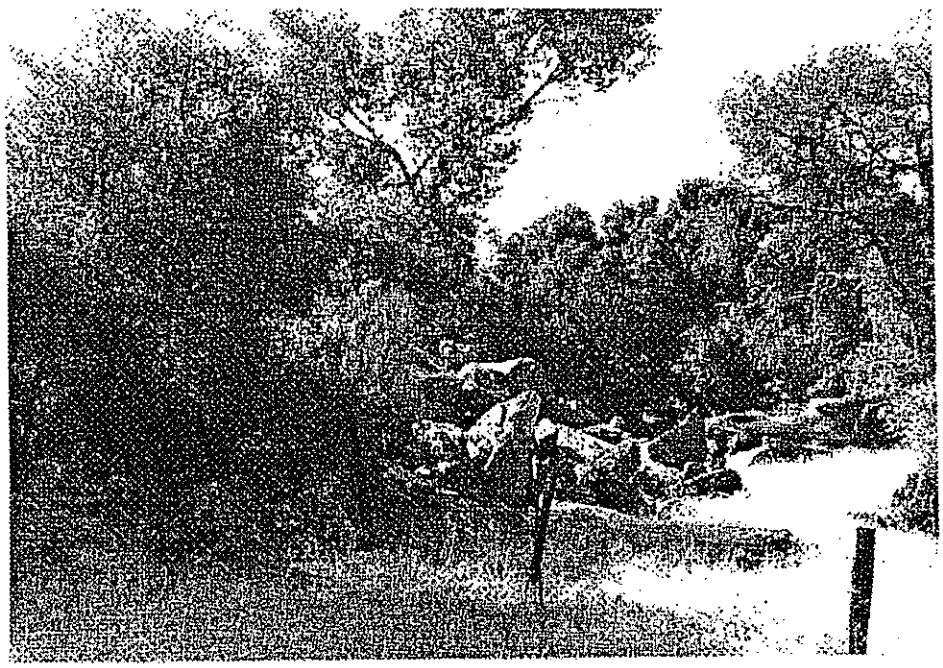
Population in the City of Rocklin totaled 1,050 in 1900. By 1920, population had declined to 643, only to gradually increase to 795 in 1940. Between 1940 and 1960, population rose steadily from 795 to 1,495. Between 1960 and 1970, population continued to increase, and by 1970 totaled 3,039. Since 1975, Rocklin's population has increased at a rapid pace. Between 1975 and 1980, Rocklin grew from 3,502 to 7,344 for a 3,842 person increase. By 1985, the population had increased by 1,706 to 9,050. Rocklin's biggest growth period has occurred between 1985 and 1990. The April 1990 census

count indicated a population of 19,033, for a 9,983 person increase since 1985. The January 1, 1996 population was 27,000 based upon State of California Department of Financial Statistics. A significant portion of this growth was the result of annexing the Sunset-Whitney area. This annexation added population and housing units to the City which were formerly located within Placer County.

The largest project approved to date is the 3,445 acre Stanford Ranch/Whitney Oaks project, most of which has been annexed into the City. Stanford Ranch/Whitney Oaks contains approximately 732 acres of light industrial, 169 acres of commercial, 1,404 acres of residential with an estimated 12,000 housing units, 104 acres of public facilities, and 644 acres of parks and open space. Development of this project is well underway with much of the major street and utility systems in place, over 1,000 dwelling units constructed, and the Stanford Ranch Village Retail Center completed and open for business.

Residential growth outside of the Stanford Ranch project has been concentrated in the west area toward Roseville, near Sierra Community College on the east and in the Mission Hills and Clover Valley areas. Commercial development has also taken place recently, primarily along Sunset Boulevard, Pacific Street, and along Granite Drive near I-80 at the Rocklin Road overcrossing. Also, a considerable amount of infilling has occurred along 5th Street, Midas Avenue, Racetrack Road, and in various other parts of the City.

The Public Facilities Master Plan (February 1988), prepared for the City, developed population projections based upon moderate and high growth scenarios. The plan projects a population range of between 36,000 and 52,000 by the year 2010, based on dwelling unit construction forecasts. The Public Facilities Plan was used in part for project of space needs within the Government Center of the Civic Center plan.



2 GENERAL PLAN AMENDMENT

RELATIONSHIP OF THE ROCKLIN CIVIC CENTER PLAN TO THE GENERAL PLAN

It is intended that the Rocklin Civic Center Plan be consistent with the goals and policies of the Rocklin General Plan. Accordingly, implementation of the Rocklin Civic Center Plan will require amendments to the City's General Plan.

The Rocklin Civic Center Plan proposes the expansion of the Civic Center into areas designated as Medium Density Residential (MDR), Medium High Density Residential (MHDR), and Service Commercial (SC) in the General Plan, for the purpose of governmental operations and recreational and cultural facilities. This would provide consistency with the goals and policies of the General Plan. Until such time as the City of Rocklin acquires properties designated for future governmental uses, the properties will be assigned underlying General Plan designations compatible with the proposed land use scheme in the Rocklin Civic Center Plan. These properties could be developed in accordance with the development standards associated with the underlying land use designations should the City of Rocklin be unable or decide not to acquire them.

The Rocklin Civic Center Plan acknowledges the continued operation of the Big Gun Quarry within a Retail Commercial designation. The quarry operation will continue its status as a legal, non-conforming land use. In accordance with the City of Rocklin Municipal Code, upon the cessation of the Big Gun quarry operation, the use of the parcel shall be in accordance with the development standards of the land use designation governing the property at that time.

The Rocklin Civic Center Plan has internal consistency and linkages. Each goal and policy in the plan is consistent with the Land Use Plan, the Circulation Plan, the Housing Element and all other elements of the General Plan.

GENERAL PLAN / AREA PLAN AMENDMENT

The list of goals and policies for the Rocklin Civic Center Plan were developed at the direction of the Rocklin Civic Center Advisory Committee, the Rocklin Planning Commission and Rocklin City Council to guide development in the plan area. Adoption of these goals and policies will take the form of an Area Plan and will appear as an Appendix within the Rocklin General Plan. This means that these goals and policies will be specific to the Civic Center Area and will not apply citywide.

Goal 1. Create a public Civic Center area to serve the requirements of the City of Rocklin at its expected population buildout. This Civic

Center will be the cultural and governmental focal point of the City of Rocklin.

Goal 2. Provide opportunities for greater understanding and appreciation of the history of Rocklin.

Goal 3. Preserve unique outcroppings, as possible, within the public Civic Center for public viewing and study.

Goal 4. Preserve the ambiance and character of the existing residential areas adjacent to the Civic Center.

Goal 5. Provide opportunities for new residential development in keeping with the character and scale of existing residences in the area.

Goal 6. Support and engender viable economic development in the downtown area. Provide opportunities for new commercial development and redevelopment along Pacific Street that is compatible with the adjacent residential areas to the east in the plan area.

Goal 7. Revise the Rocklin Civic Center Plan area street network so that it adequately serves the existing area residents, accommodates new growth consistent with the approved plan, and integrates into the City of Rocklin's overall street system.

Goal 8. Prepare plans for the infrastructure in the area to upgrade existing infrastructure to comply with current standards and to accommodate new growth consistent with the approved plan.

The realization of the foregoing Rocklin Civic Center Plan goals will be dependent upon the implementation of the following policies.

GOAL 1 CREATE AN EXPANDED CIVIC CENTER AREA

Policy 1: Expand the current City-owned site to the south, to include space for a wide range of public related activities and functions.

Policy 2: Expand the administrative, police and fire facilities, with adequate space for parking and related supporting facilities.

Policy 3: Provide land within the Civic Center area for various cultural and recreational activities including but not limited to, interpretive areas, active recreational uses, amphitheaters and places of assembly, passive areas, gardens, and natural open spaces.

Policy 4: Provide new roads, drives, walks, bikeways and trails to provide needed access to the public.

Policy 5: Establish guidelines to achieve unified design concept for all buildings, structures, drives, parking areas, and landscaping within the Civic Center area.

GOAL 2 OPPORTUNITIES FOR HISTORIC UNDERSTANDING

Policy 6: Enhance the identity of the downtown area as a central place in the City by encouraging a complementary development pattern within the overall Rocklin Civic Center Plan area.

Policy 7: Enhance and preserve the special natural features of the area, as reasonably possible, including unique trees, quarries, and rock crops.

Policy 8: Establish a strong design character or theme for the area, in concert with the "Downtown Revitalization Plan".

Policy 9: The Civic Center area will serve as a site for historic records, materials and artifacts relating to the history of the City.

Policy 10: The plan for the Civic Center will consider opportunities for display and interpretation of historic materials through the use of space in existing or new building as well as outdoor displays.

Policy 11: Preserve mining artifacts, as possible, by identifying and storing items on public sites and encouraging preservation on private sites and or transfer to public sites.

Policy 12: Provide visual, written, and mapped linkages between mining, history with other historical aspects of the City such as railroading, trade, and agriculture.

GOAL 3 PRESERVATION OF QUARRIES

Policy 13: Include as many of the quarry ponds and significant rock outcroppings within the Civic Center property as reasonably possible.

Policy 14: Establish guidelines to preserve and protect those unique quarries and rock outcroppings` not included in the Civic Center property.

GOAL 4 PRESERVE CHARACTER OF EXISTING RESIDENTIAL AREAS

Policy 15: The planned densities within existing undeveloped areas should enable the preservation of those unique quarries, rock outcroppings, and trees as reasonably possible.

Policy 16: The existing narrow streets within the interior of the area should be used as a basis to design a "rural lane" type of residential street cross-section.

Policy 17: The street network should be designed to discourage external or through traffic from the core residential areas.

Policy 18: New residential developments should be in scale with the existing residential uses in the area.

GOAL 5 NEW RESIDENTIAL DEVELOPMENTS

Policy 19: Establish densities for new residential uses that will allow for economical development and the provision of upgraded public facilities in the form of streets, waterlines, sewer lines, and storm drainage facilities.

Policy 20: New developments should preserve and incorporate those unique quarries and as possible, any major rock outcroppings.

Policy 21 The Planned Development procedure of the Rocklin Zoning Ordinance should be used to review and approve residential projects.

Policy 22 The spacing, scale, mass, height, materials, and architectural design of new residential uses should be compatible with the existing residential structures.

GOAL 6 NEW COMMERCIAL DEVELOPMENT

Policy 23 Encourage new commercial development on Pacific Street within the Rocklin Civic Center Plan area.

Policy 24 Recognize and plan for the continued operation of the Big Gun Quarry as a legal, non-conforming use, with commercial reuse plans for use of the site at such time as quarry operations cease.

Policy 25 Establish design guidelines for new commercial uses that are compatible with the Downtown Revitalization Plan as well as the future concepts for the Rocklin Civic Center Plan area.

Policy 26 Encourage primary ingress and egress to commercial development along Pacific Street and Rocklin Road directly from and to those streets so that residential neighborhoods within the Rocklin Civic Center Plan area are not unnecessarily burdened by outside commercially-oriented traffic.

Policy 27 Limit the number of driveway access points on Pacific Street and require internal circulation from parcel to parcel within the commercial areas.

Policy 28 Provide buffers between the commercial uses and adjacent residential areas.

GOAL 7 IMPROVE THE STREET NETWORK

Policy 29 Reduce the potential for the use of minor residential streets as shortcuts for through traffic.

Policy 30 Provide for the continuity of a Woodside Drive-Ruhkala Lane alignment.

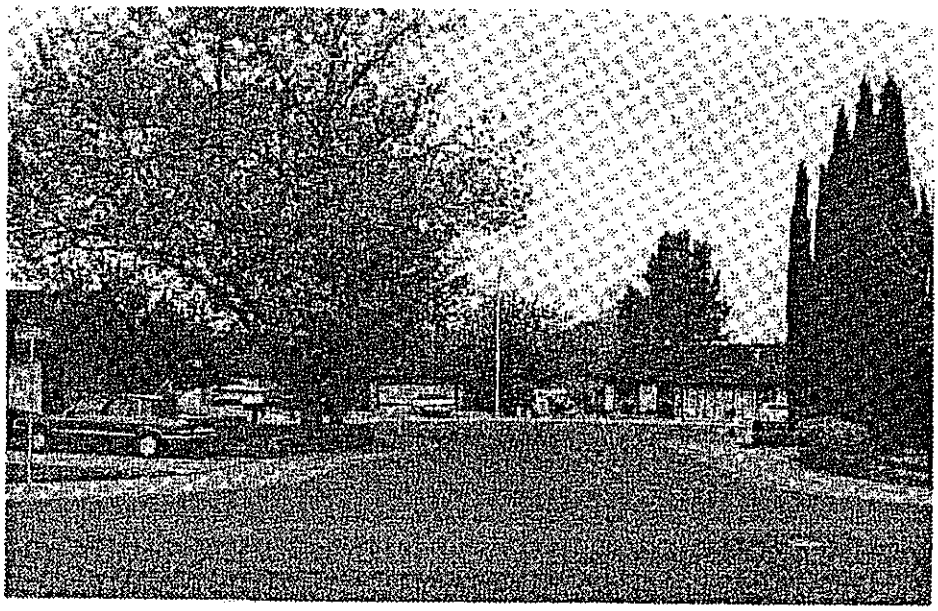
Policy 31 Create a Civic Center street/drive network south of Rocklin Road that provides access to Pacific Street and South Grove.

GOAL 8 PLANS FOR UPGRADING INFRASTRUCTURE

Policy 32: Prepare plans for the upgrading of the water and sewer lines to serve existing properties, as well as provide capacity for new residential and commercial uses.

Policy 33 Prepare plans to create an adequate storm drainage system for the Rocklin Civic Center Plan area.

Policy 34: Identify methods of funding new infrastructure with the understanding that residential developers, commercial developers, and the City of Rocklin will be sharing the cost of the facilities.



GENERAL PLAN LAND USE ELEMENT AMENDMENTS

The Rocklin Civic Center Plan requires amendment of the City's General Plan Land Use Element Diagram in the following locations within the Rocklin Civic Center Area.

- The Service Commercial (SC) along Pacific Street is changed to Retail Commercial (RC).

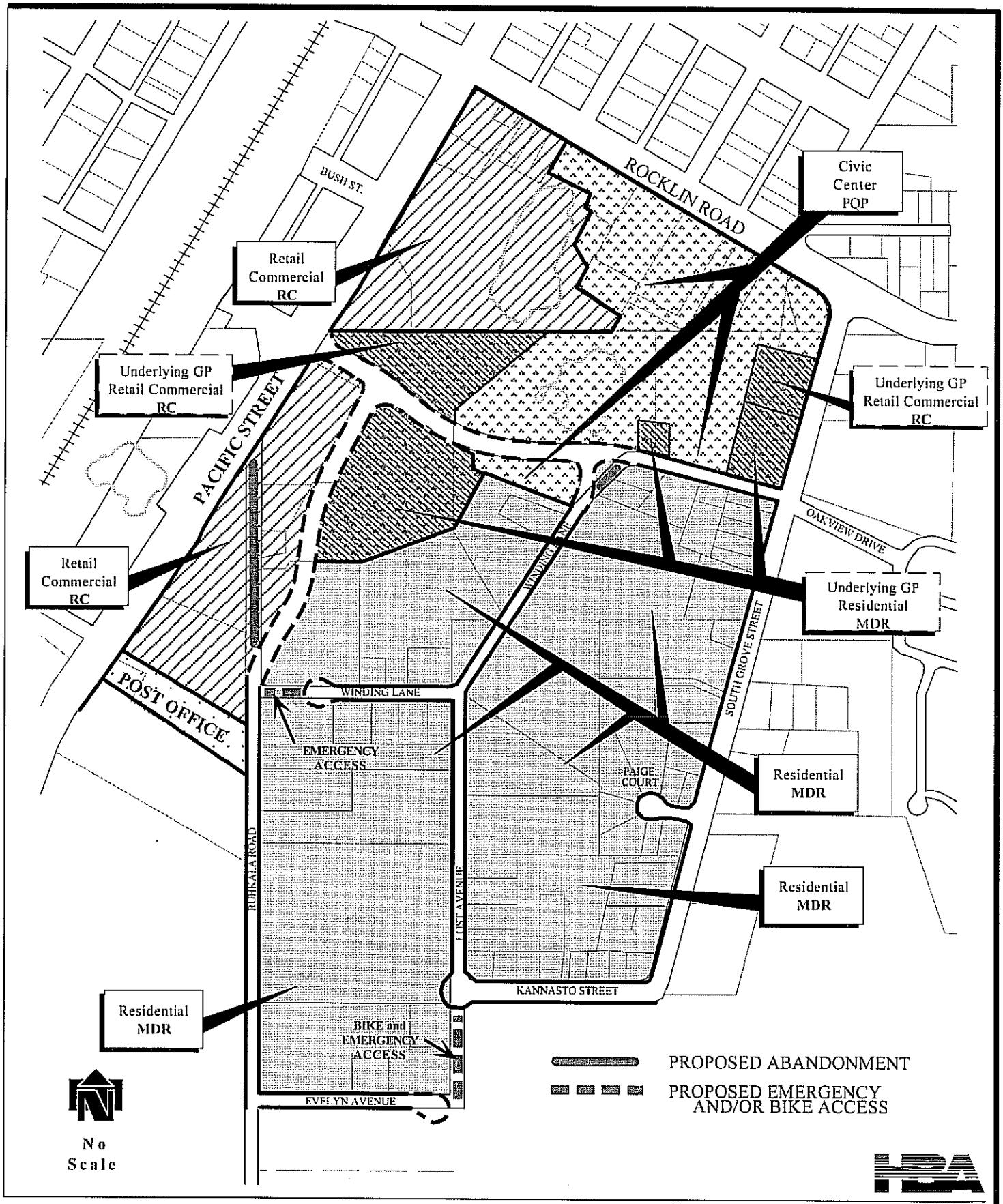
- The Big Gun Quarry site along Pacific Street, now designated as Heavy Industrial (HI) is changed to Retail Commercial (RC), with the quarry operation continued as a legal, non-conforming use at that location.

- All of the areas in the Rocklin Civic Center Plan that are depicted as "Civic Center" are changed in the General Plan from Medium Density Residential, Medium High Density Residential, or Service Commercial, as applicable, to Public and Quasi-Public with underlying designations of Medium Density Residential or Retail Commercial as shown on Figure 3.

A Senior Citizen Housing complex was constructed on the parcel on the South side of Evelyn Avenue. The City Council previously amended the General Plan from Medium Density Residential (MDR) to Medium High Density Residential (MHDR), to allow for development of this project.

The Land Use Plan for the Rocklin Civic Center Plan area shown on Figure 3 can be compared to the existing General Plan Land Use designations shown on Figure A-2 in Appendix A.

The Rocklin Civic Center Plan also includes an amendment of the City's Circulation Element to add the proposed East-West Drive as a collector street, to change the delineation of Ruhkala Road and to add the altered alignment of Winding Way to the City's circulation system. Figure 4 depicts the proposed General Plan alignment.



ROCKLIN CIVIC CENTER PLAN

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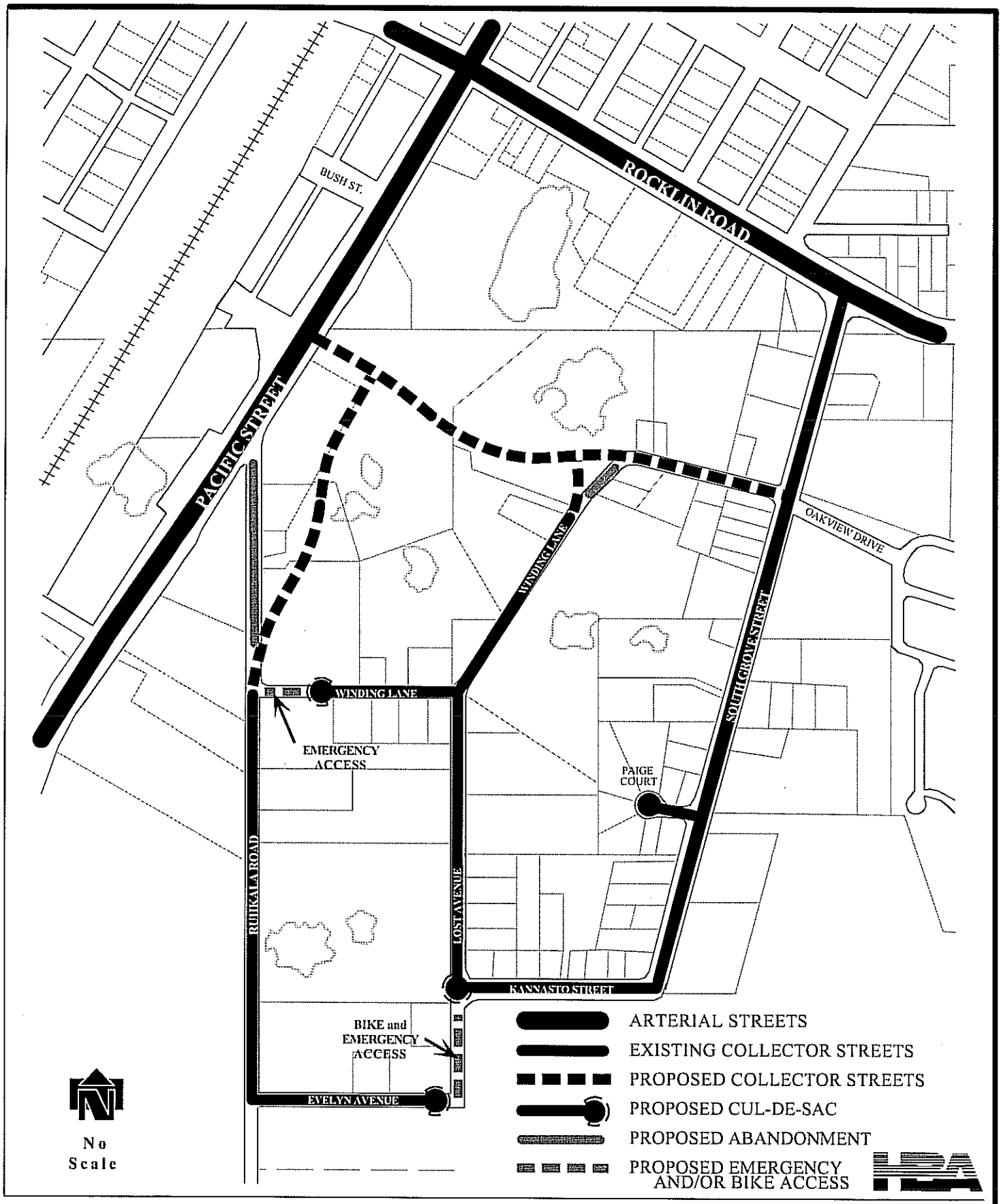
file: Rocklin Main

GENERAL PLAN AMENDMENT LAND USE ELEMENT

FIGURE 3



ROCKLIN CIVIC CENTER PLAN

layers: Circulation/Gen Dev Circ/prop/Base/Border
file: Rocklin Main

GENERAL PLAN AMENDMENT CIRCULATION PLAN

FIGURE 4

3 CHANGE OF ZONE

CHANGE OF ZONE AMENDMENTS

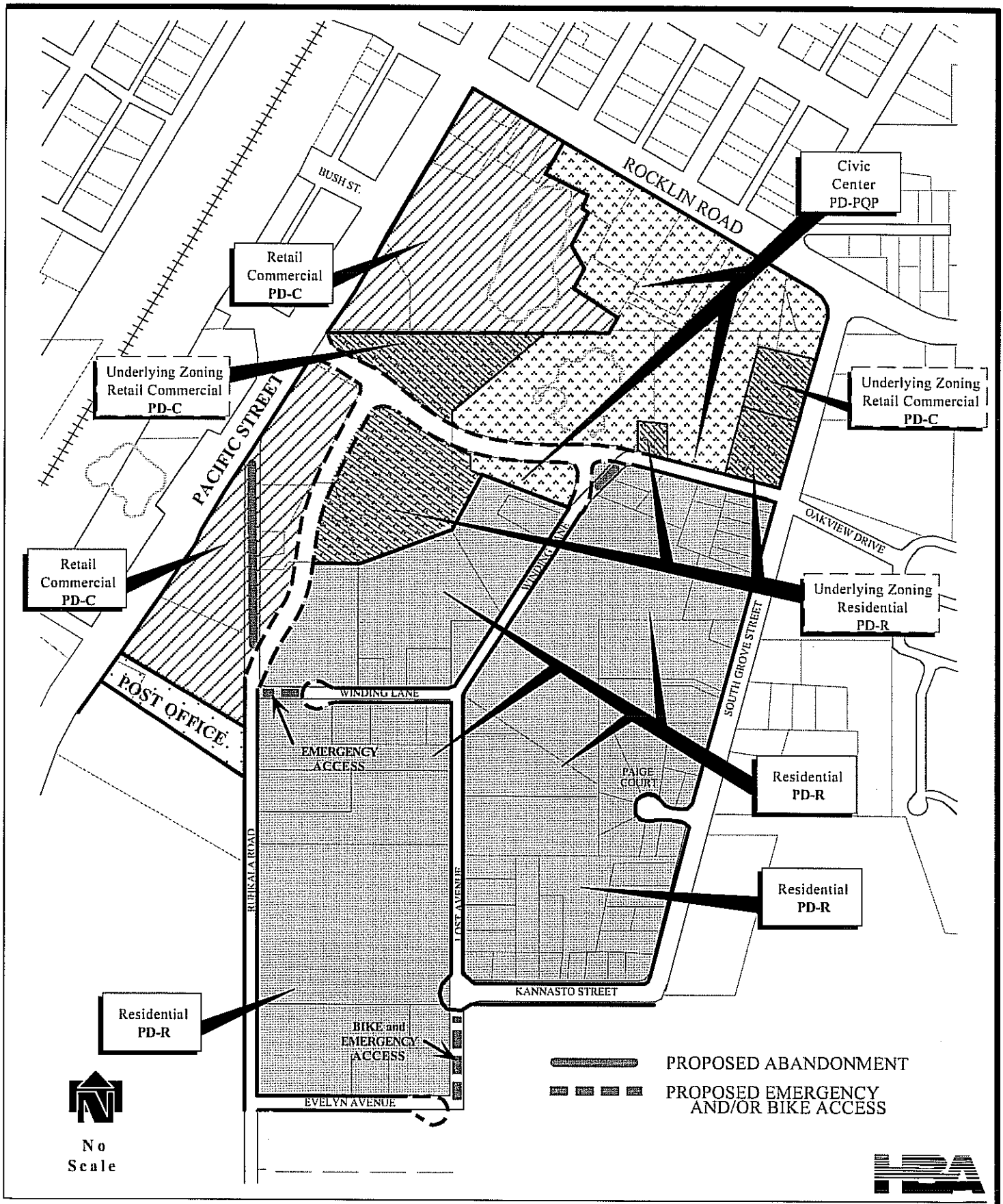
The Rocklin Civic Center Plan rezones the entire area into a Planned Development zone. All Planned Development zones are further defined by a suffix general designation such as R for residential, C for Commercial, or PQP for Public Quasi Public. Additional detailed development restrictions such as actual permitted densities are then implemented through an adopted General Development Plan. For example, Planned Development Residential zoning could be augmented with an RD-4 (Residential-4 dwelling units per acre) designation. In order to implement the changes, the City's Zoning Maps are amended in the following locations within the Rocklin Civic Center Area.

- All of the areas in the Plan that are designated "Civic Center" are changed in the Zoning Map from General and Service Commercial (C-3), Heavy Industrial (M-2), Single-Family Residential (R1-6), and Multiple-Family Residential (R-3), as applicable, to Planned Development-Public Quasi-Public (PD-PQP). These areas have an underlying zone of Planned Development-Residential with a General Development designation of RD-4 or Planned Development-Commercial as shown on Figure 5. Figure 6 indicates the General Development Plan designations.

- An area south of the designated "Civic Center" on the easterly side of Ruhkala Road between Winding Lane and Evelyn Avenue is re-zoned from Single-Family Residential (R1-6) to Planned Development Residential (PD-R), with a General Development Plan designation of RD-8 (maximum of eight dwelling units per acre (RD-8) (See Figure 5 for zoning and Figure 6 for General Development Plan designations).

- The remaining area south of the designated "Civic Center," including the northerly side of Evelyn Avenue, was zoned Single-Family Residential (R1-6), is re-zoned to Planned Development Residential (PD-R), with a General Development Plan designation of RD-4 (maximum of four dwelling units per acre) (See Figures 5 and 6).

The zoning for the Rocklin Civic Center Plan area shown on Figure 5 can be compared to the zoning districts prior to adoption of the Rocklin Civic Center Plan shown in Figure A-3 in Appendix A.



ROCKLIN CIVIC CENTER PLAN

CHANGE OF ZONE

FIGURE 5

layers: Zone Change text/Zone Change/prop/Base/Border
file: Rocklin Main

4 GENERAL DEVELOPMENT PLAN

The purpose of the General Development Plan is to identify the specific development standards and design guidelines which will apply to the Rocklin Civic Center Plan area. These standards and guidelines will be augmented by the City of Rocklin Zoning Ordinance.

The General Development Plan divides the area into five designations as shown on Figure 6. A tabulation of land use, dwelling units, and floor area is presented on Table 1. The Expanded Civic Center contains 24.4 acres and occupies the northerly part of the Rocklin Civic Center Plan area, fronting on Rocklin Road and South Grove Street. A 17.2 acre commercial area fronts along Pacific Street. The balance of the area is residential, which represents nearly sixty percent of the usable land. Residential is proposed as the dominant use in the Civic Center Plan area, representing 54.1 acres of the total usable land area of 96.8 acres. Streets account for 10.2 acres.

CIVIC CENTER

City Administrative Building, City Hall, Police, and Fire Station

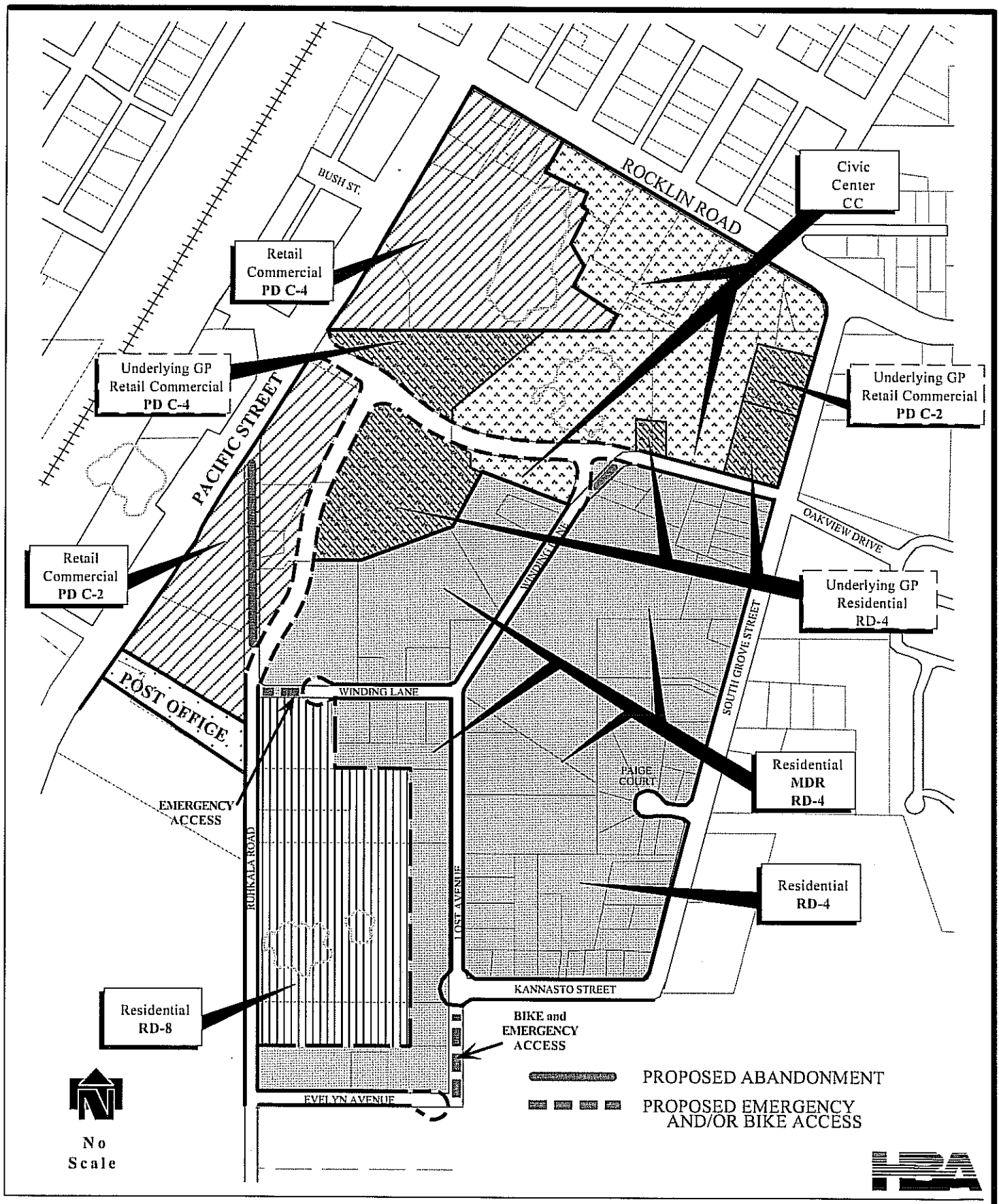
The Expanded Civic Center would serve as the center of government for the City and as a cultural and recreational focal point of the community (See Figure 7). The prodominent natural qualities of the twenty-four acre site will be preserved, wherever possible, with buildings and roads arranged to preserve the quarries, granite rock outcrop and large tree groupings. The larger site includes one large water filled quarry and three smaller quarries, two of which are bordered by spectacular granite rock outcrops.

The enlarged site fronts on Rocklin Road and South Grove Street, with a smaller frontage on Pacific Street. The latter is intended to provide a "visible window" to the Civic Center from this main thoroughfare.

The cultural and recreational section of the Civic Center will be opened up with the East-West Drive extending from South Grove Street to Pacific Street. This street will have a winding centerline, with views of the open spaces and quarries. Public land will border this route for most of its 2,000 foot length, with a few exceptions. The curving design of this street as well as operational characteristics should discourage through traffic. The Civic Center has been divided into three use areas as shown on Figure 8.

Governmental Center

The plan provides for a campus style group of government buildings with three or four new buildings placed in close proximity to the existing three structures. The architectural



ROCKLIN CIVIC CENTER PLAN

GENERAL DEVELOPMENT PLAN

FIGURE 6

layers: Gen Dev Plan text/Gen Dev Plan/prop/Base/Border
file: Rocklin Main

Land Use Class	Developed Acres	Vacant Acres	Total Acres	Existing Dwelling Units	New Dwelling Units	Total Dwelling Units
PD-R RD-4	23.1	16.5	40	56	60	116
PD-R RD-8	1.1	9.8	10.9	4	64	68
PD-R	3.2	0.0	3.2	43[2]	0.0	43[2]
	Acres Sub-Total		**54.1**	**Total Dwelling Units**		**227**

Land Use Class	Developed Acres	Vacant Acres	Total Acres	Existing Square Footage[3]	Potential New Square Footage[3]	Potential Total Square Footage[3]
Commercial	3.0	14.2	17.2	14,000	154,600	168,000
Civic Center	--	--	24.4	30,000 (est)	22,700	52,700
Post Office	--	--	1.1	3,300	--	3,300
	Acres Sub-Total		**42.7**			**224,600**
Streets	--	--	10.2			
	Total Acres		**107.0**			**224,600**

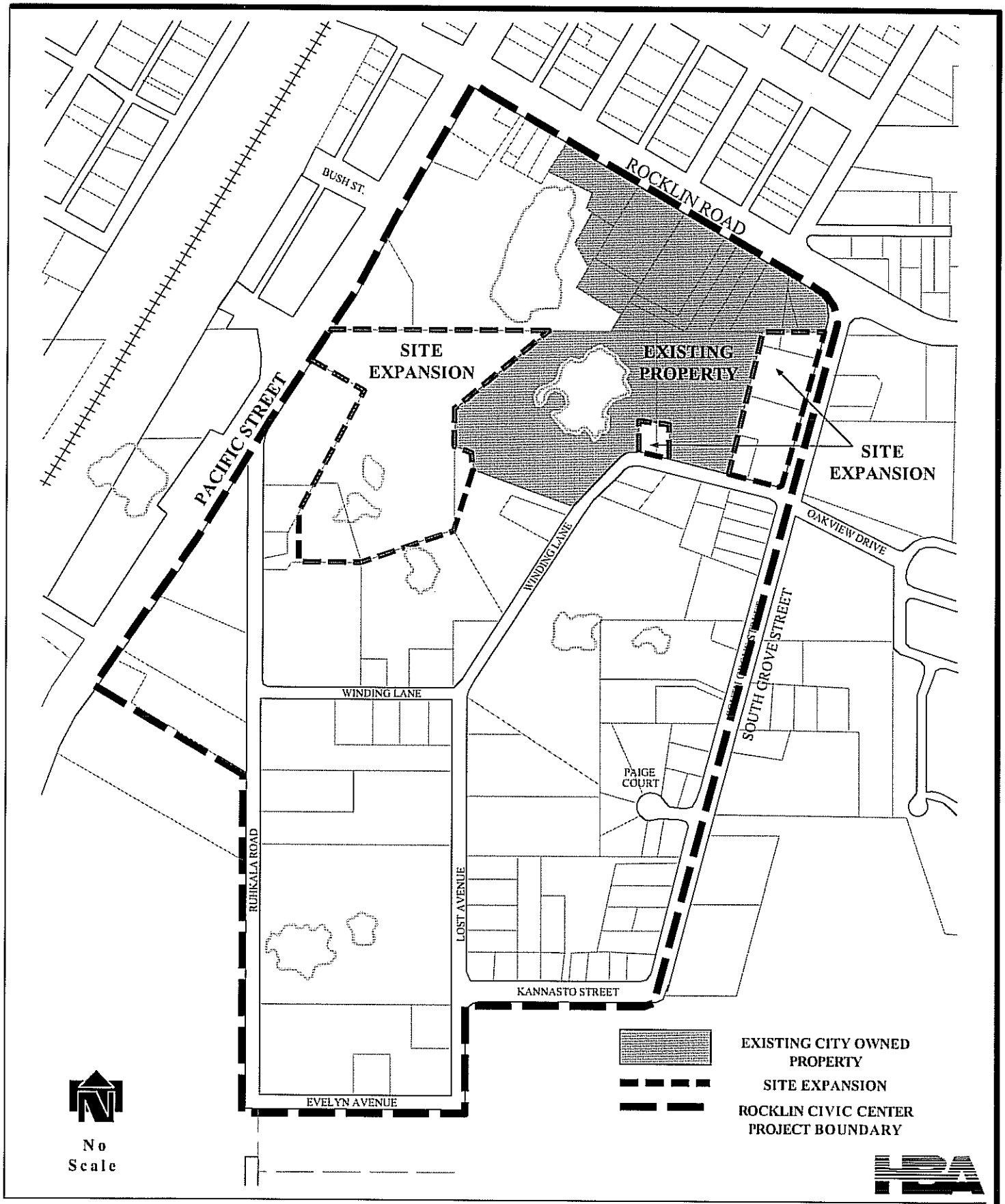
NOTES
1 Based on a density of 4 dwelling units per acre
2 As of Oct., 1995, these units are completed
3 Based on 25% builidng coverage.

Source: HPA

ROCKLIN CIVIC CENTER PLAN

PROPOSED LAND USE, DWELLING UNITS, AND SQUARE FOOTAGE

TABLE 1

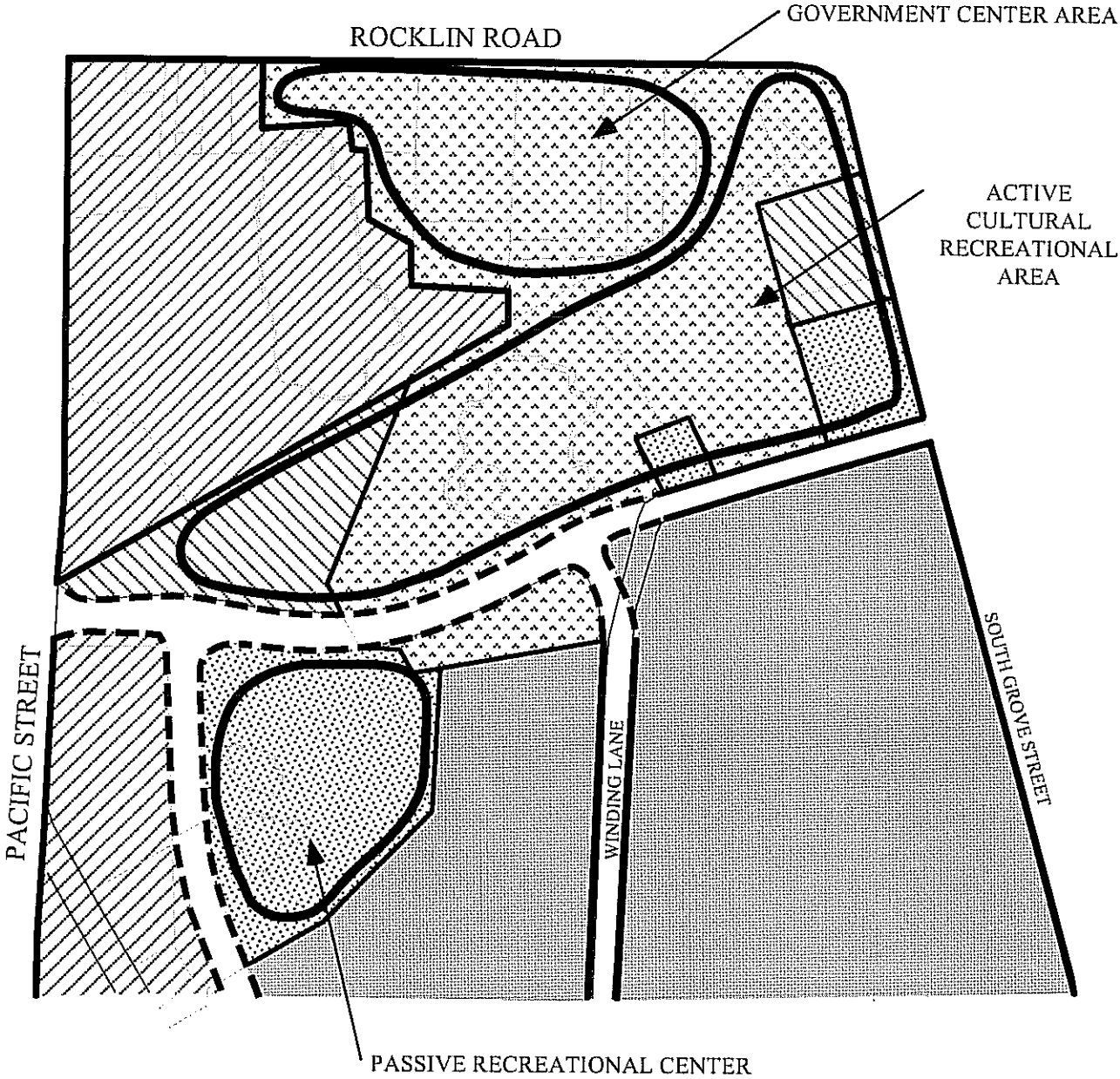


ROCKLIN CIVIC CENTER PLAN

layers: Prop/Base/Gov Cen Exp/Border
file: Rocklin Main

PROPOSED GOVERNMENT CENTER SITE EXPANSION

FIGURE 7



No
Scale

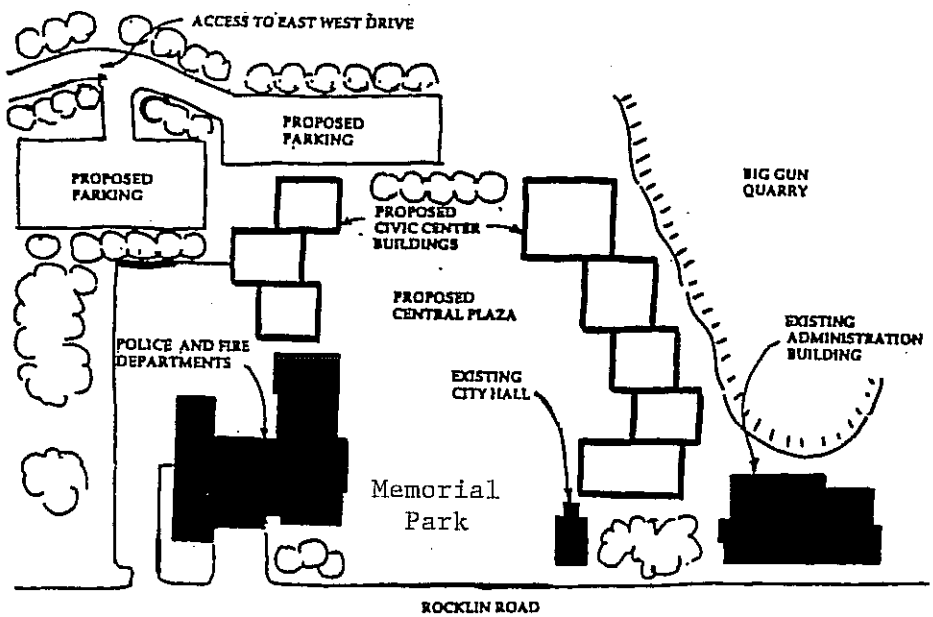
ROCKLIN
CIVIC CENTER
PLAN

layers: Use Areas/Lg Base/Border
file: Rocklin Main

CIVIC CENTER USE AREAS

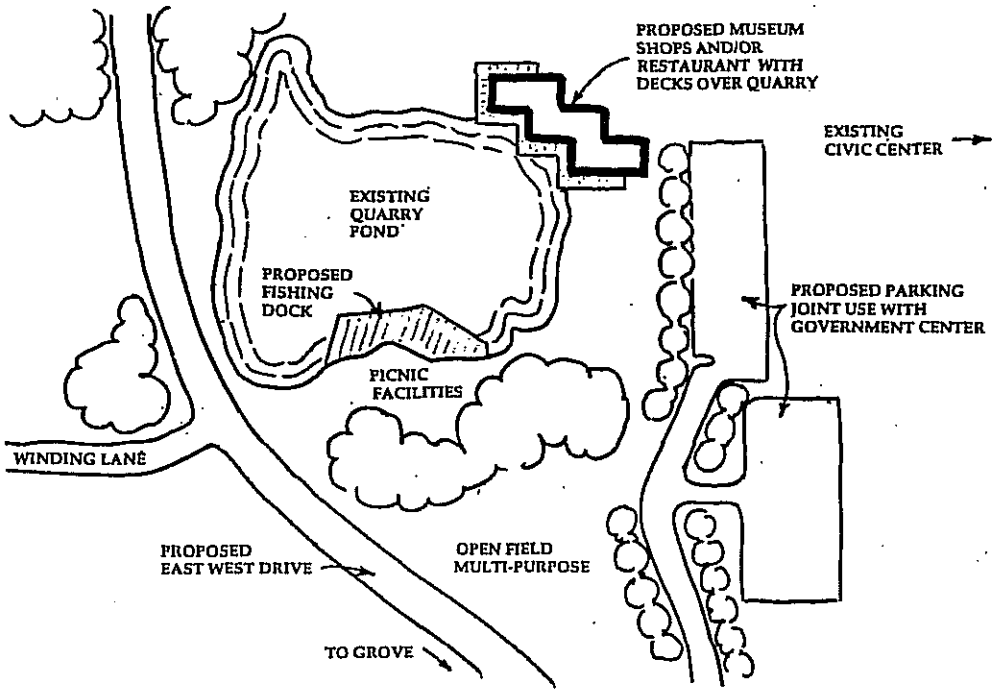
FIGURE 8

style of the existing City Administration Building will be carried over to the new buildings as well as a possible remodeled Police and Fire Station. The design guidelines for this area are outlined in a subsequent section of this report.



This Center will provide space for Fire Administration, Police, Community Development, Building, Engineering, Parks Administration, Administrative Service, City Manager, City Attorney and the City Clerk, and other municipal functions as determined to be appropriate for this complex.

Access to the governmental center will be from Rocklin Road at the Police/Fire Station drive and at the City Administration Building drive and from the East-West Drive proposed southerly and generally parallel to Rocklin Road. Parking facilities will be provided in a series of parking bays extending along the rear of the governmental center. These parking facilities will be available for joint use for adjacent cultural and recreation areas.



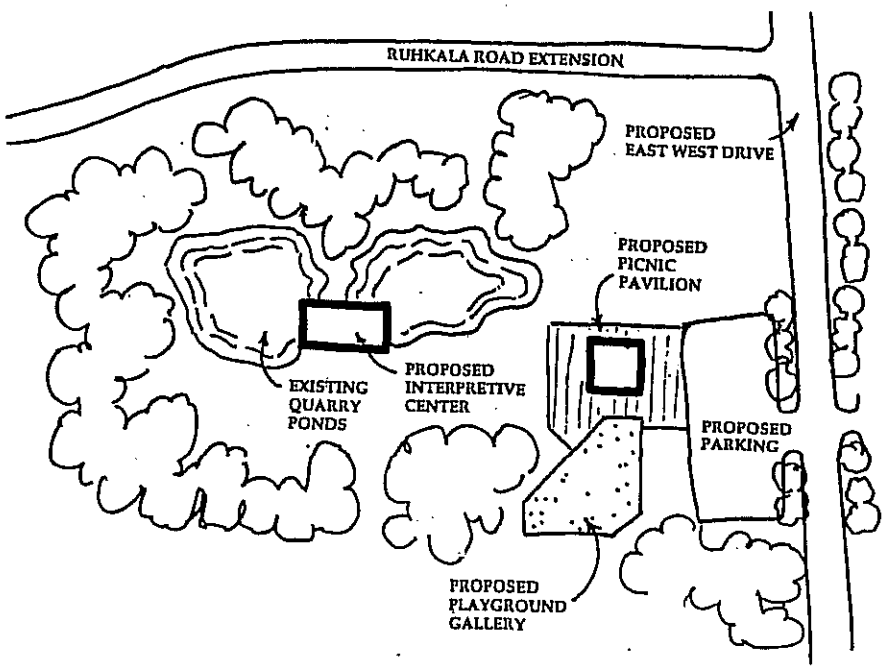
Active Cultural/Recreational Area

A larger area, extending from South Grove Street to Pacific Street, on the north side of the proposed East-West Drive, will contain a range of cultural and recreational facilities.

The focus will be on the larger water filled quarry south of Fire Station #1. A small outdoor amphitheater, a fishing dock, an overlook deck, walkways, and trails would be appropriate near the quarry edge. Facilities to display and interpret historic quarry operations and equipment could be included in this area near the active quarry pit adjacent to the City property. A multi-purpose open field for informal sports and for art, antique, craft, and other exhibitions should be located east of the quarry. A children's recreational area would relate well to the other events in this active cultural/recreational complex. This area could be enhanced with ponds, fountains, public art, and sitting areas. This area could be served by the government center parking bays, a parking lot near South Grove Street, and another lot west of the quarry.

Passive Recreational Area

The third "use area" in the Civic Center is the five acre area south of the East-West Drive. This area contains two smaller water filled quarries and significant rock outcrops. Passive uses would be appropriate in this area so as to preserve the natural features. Facilities could include a native plant garden, picnic area, natural interpretive trails, and small meeting/picnic pavilions. A small 10-20 car parking lot near the East-West Drive would serve this area.



Trail System

A series of pedestrian/bicycle trails will intersperse the entire Civic Center area with connections between the governmental center, the active cultural/recreational area, and the passive recreational area. The detailed location of the trails will be determined as the facilities in the three "use areas" are planned and developed.

Site Plans and Design Guidelines

An illustrative site plan for the Civic Center is presented as an appendix to this document (Appendix C). This appendix is for informational purposes only and is not a part of this regulatory document. The design guidelines for the Civic Center are presented in the Design Guidelines Section of this report.

The following is a summary of the characteristics of this area:

General Plan Designation	Public, Quasi-Public (PQP)
Zoning Classification	Open Space and Recreation (OA)
Land Area	24.4 Acres
Allowable Uses	Public buildings, Museums, Parks, etc.

RESIDENTIAL USES

All of the residential areas are located south of the Civic Center between Ruhkala Road and South Grove Street.

The Planned Development-Residential (PD-R) includes an RD-4 area that has a maximum density of four (4) dwelling units per acre. This area is designated for detached single family dwelling units. This designation is located along Winding Lane, Lost Avenue, a large portion of South Grove Street, Kannasto Street, and the northerly portion of Evelyn Avenue.

The density of four residences per acre is in keeping with the existing character of the area, as a majority of the existing residences in the area are situated on lots of 7,700 square feet, with the median lot size being substantially larger at approxmately 12,000 square feet. Also, the street plan establishes a semi-rural profile for Winding Lane and Lost Avenue.

The PD-R designation will allow a flexible approach in the planning and development of the remaining vacant parcels of land. The following is a summary of the characteristics of this land use designation.

General Plan Designation	Medium Density Residential
Zoning Classification	Planned Development-Residential (PD-R)
General Dev. Plan Design.	Four (4) Residential DUs/Acre (RD-4)
Land Area	40 Acres
Housing Type	Detached Single Family
Existing Dwelling Units	56 Units
Potential New Dwelling Units	60 Units
Buildout Total Dwelling Units	116 Units
Buildout Population (2.46 Persons Per DU Estimated At Buildout)	286 Persons

The second residential designation is the Planned Development Residential (PD-R) with a RD-8 designation which allows a maximum density of eight (8) dwelling units per acre. This category allows attached single family units such as townhouses and condominiums. This higher density area is located along Ruhkala Road and interfaces with the commercial uses on the west side of Ruhkala Road. The following is a summary of the characteristics of this area:

General Plan Designation	Medium Density Residential
Zoning Classification	Planned Development Residential (PD-R)
General Dev. Plan Designation	Eight (8) Residential DUs/Acre (RD-8)
Housing Types	Townhouses, Condominiums
Existing Dwelling Units	4 Single Family Units
Potential New Dwelling Units	64
Buildout Total Dwelling Units	68
Buildout Population (2.46 Persons Per DU Est. At Buildout)	167 Persons

A site south of the RD-8 area is the location of an approved residential senior center. This property is bounded by Evelyn Avenue to the north, the existing Sutter Ridge apartment complex to the south, the Rocklin cemetery site to the east and Ruhkala Road to the west. The City of Rocklin has worked with a non-profit organization, the

Volunteers of America, to develop an affordable senior citizen housing project on this site. The project has a dwelling unit density of approximately 12 units per acre. A General Plan amendment from Medium Density Residential (MDR) to Medium High Density Residential (MHDR) and a zoning/General Development Plan change to Planned Development Residential not to exceed twelve (12) dwellings units per acre has been approved to allow the project to proceed. Although the residential senior center was previously approved and is located outside the plan area, it is included within the plan because the impacts it creates are relevant to the overall plan.

COMMERCIAL USES

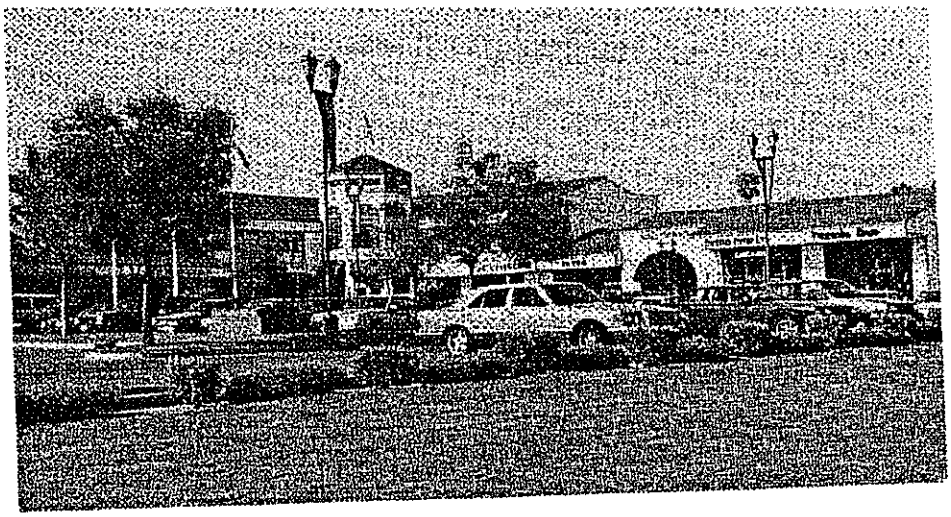
The Rocklin Civic Center Plan includes a zoning classification of Planned Development-Commercial (PD-C) along Pacific Street frontage of the plan area. This classification emphasizes retail, office and restaurant uses. These uses are considered to be more appropriate for this segment of Pacific Street as the City of Rocklin grows as opposed to the uses allowed under the Heavy Industrial and Service Commercial land use designations of these properties.

The Big Gun Quarry is allowed to continue operating under the PD-C zoning classification as a legal, non-conforming use; however, any reuse of the site will be for retail commercial or office uses. The introduction of a new heavy industrial use on this site would not be compatible with the planned Civic Center, commercial and residential uses in the surrounding area.

Commercial development between Pacific Street and Ruhkala Road should include appropriate buffering and transition to the planned Civic Center and residential development on the opposite side of Ruhkala Road. Also, access to Ruhkala from the retail commercial area should be limited to minimize impacts on nearby and adjacent residential land uses. These restrictions are outlined in the section on design guidelines.

The following is a summary of the characteristics of this area:

General Plan Designation	Retail Commercial (RC)
Zoning Classification	Planned Development Commercial (PD-C)
Land Area	17.2 Acres
Lot Coverage	0.25
Potential Square Footage Total	168,600 (not including quarry pit)
Allowable Uses	Retail and personal services establishments, restaurants and offices.



DEVELOPMENT STANDARDS

For the purposes of this section, the term "development standard" is mandatory.

RESIDENTIAL AREAS

PLANNED DEVELOPMENT-RESIDENTIAL (RD-4)

The PD-R (RD-4) single family areas will be regulated by Chapter 17.60 of the Zoning Ordinance. The General Development Plan for these areas shall include the following development standards:

Maximum Dwelling Units Per Acre	4
Maximum Height	
Primary Structure	30 feet-2 stories
Accessory Structure	14 feet
Minimum Lot Area	6,000 sq. ft.; 6,500 sq. ft. on corner lots
Minimum Lot Area	
Lots along Lost Avenue	10,000 sq. ft.
Lots along Evelyn Avenue	10,000 sq. ft.
Lots along Winding Lane (includes the north-south portion of Winding Lane only. Does not include the portion which fronts on the Winding Lane cul-de-sac.)	10,000 sq. ft.
Maximum Lot Coverage	35%
Minimum Lot Width	60 feet; 65 feet on corner lots
Minimum Lot Width (Lots along Lost Avenue and Evelyn Avenue)	70 feet; 75 feet on corner lots
Minimum Lot Width (Lots along Winding Lane)	70 feet; 75 feet on corner lots
Minimum Setbacks	
Front	25 feet (or 15 feet)*
Rear	25 feet (or 10 feet)*
Interior Side	5 feet
Street Side	10 feet
Minimum Setback to a Designated Quarry**	25 feet

*Setback may be reduced to these dimensions where physical limitations, such as rock outcrops, oak trees, etc., exist on the site. This determination is made as a part of the Specific Plan Use Permit approval process.

**Applicable quarries are those quarries depicted on the Project Area Boundary Map, Figure 2.

Where a quarry is located within a proposed subdivision, a maintenance plan shall be submitted. Open (e.g., tubular steel, wrought iron, etc.) fencing shall be placed around the quarry as a safety feature.

Off-street parking shall be provided subject to the regulations in Chapter 17.66 of the Rocklin Municipal Code.

PLANNED DEVELOPMENT-RESIDENTIAL (RD-8)

The PD-R (RD-8) single family townhouse areas along Ruhkala Road will be regulated by Chapter 17.60 of the Zoning Ordinance. This area shall also observe the following development standards.

Maximum Dwelling Units Per Acre	8
Housing Type	Units must be attached in clusters of two to six units
Maximum Height	
Primary Structure (A maximum of 50% of the units within the overall project area and within a particular cluster of units are allowed to be two stories. A cluster of units is defined as one building with 2 to 6 attached dwelling units)	30 feet-2 stories
Accessory Structure	14 feet
Minimum Lot Area	1,500 sq. ft.
Maximum Total Project Coverage	50%
Minimum Lot Width	30 feet; 35 feet on corner lots
Minimum Setbacks	
Front/Garage (from interior street or driveway)	Max. of 5 ft. or not less than 20 ft.
Front/Dwelling Unit (from interior street or driveway)	5 feet
Project Perimeter	20 feet
Between Buildings	20 feet
Minimum Setback to a Designated Quarry*	25 feet

*Applicable quarries are those quarries depicted on the Project Area Boundary Map, Figure 2.

Where a quarry is located within a proposed subdivision, a maintenance plan shall be submitted. Open (e.g., tubular steel, wrought iron, etc.) fencing shall be placed around the quarry as a safety feature.

Off-street parking shall be provided subject to the regulations in Chapter 17.66 of the Rocklin Municipal Code.

No access shall be created from the RD-8 area onto Winding Lane.

COMMERCIAL AREAS

The commercial areas in the Rocklin Civic Center Plan, within the "Gateway Commercial Corridors" area of the "Rocklin Downtown Revitalization Plan and Design Guidelines" document (see Figure 6) will be zoned as Planned Development (PD) and comply with the regulations of the C-2 Zone Chapter 17.46 as well as the following additional development standards.

a) Where a quarry is located within the proposed development, a maintenance plan shall be submitted. Open (e.g., tubular steel, wrought iron, etc.) fencing shall be placed around the quarry as a safety feature.

b) All buildings shall be set back a minimum of 30 feet from Ruhkala Road (rather than 10 feet). The setback area shall be privately maintained, and
   include a landscape strip of a minimum of 15 feet in width as measured from the rear edge of the sidewalk; or
   a six foot high masonry wall along the Ruhkala Road frontage in combination with a five foot wide landscaped strip. Trees of a minimum 15 gallon size shall be installed on 20 foot centers in this panel.

c) Access to Ruhkala Road from existing parcels shall be combined where possible.

d) All parcels, where possible, shall be developed so that there is an access to adjacent parcels as a result of reciprocal parking and access agreements to reduce travel on Pacific Street and Ruhkala Road. The first parcel developed will establish connecting access locations. Connecting drives shall have a minimum of 25 feet in width.

e) A 15 foot wide bermed landscape strip along the Pacific Street right-of-way shall be established to screen parking areas.

f) Vehicular access to Pacific Street from existing parcels should be combined wherever possible.

g) Off-street parking shall be provided subject to regulations in Chapter 17.66 of the Rocklin Municpal Code.

The commercial areas in the Rocklin Civic Center Plan, within the "Downtown Pedestrian Core" area of the "Rocklin Downtown Revitalization Plan and Design Guidelines" document (see Figure 6) are zoned Planned Development (PD) and will comply with the regulations of the C-4 zone Chapter 17.50.

CIVIC CENTER AREAS

Public and Quasi-Public areas are zoned Civic Center (CC). Uses in the CC zone are permitted subject to the issuance of a conditional use permit. Possible uses in the CC zone are listed in Chapter 17.58 of the Rocklin Municipal Code and include the following:

- Public Buildings
- Museums
- Parks

Development standards for the CC areas within the Rocklin Civic Center Plan area shall be in accordance with Chapter 17.58 of the Rocklin Municipal Code.

Off-street parking shall be provided subject to the regulations in Chapter 17.66 of the Rocklin Munipal Code.

QUARRY AREAS

One of the goals stated as the purpose of the Rocklin Civic Center Plan is to preserve a part of the City's heritage related to quarrying and early development. Throughout the plan, the preservation of natural features is stressed, such as the preservation of quarries. The plan contains provisions for inclusion of the quarries as a part of the overall drainage system for the Rocklin Civic Center Plan area. Open viewsheds to the quarries from the streets as well as within the protential projects is also included as a design consideration.

There are many quarries located throughout the Rocklin Civic Center Plan area. Each specific zone contains development standards pertaining to development in and around quarries in that zone. Those standards are repeated here.

The following standards apply to development in and around quarries.

The minimum setback to a quarry in a Planned Development Residential zone shall be 25 feet. Applicable quarries are those shown on the Project Area Boundary Map, Figure 2

Where a quarry is located within a proposed subdivision, a maintenance plan shall be submitted. Open (e.g., tubular steel, wrought iron, etc.) fencing shall be placed around the quarry as a safety feature.

CIRCULATION PLAN

The street network within the Rocklin Civic Center Plan Area is designed to carry out the project goals and support the land use plan (see Figure 9). For many instances street standards have been reduced from what is typically required in Rocklin's more standard urbanizing areas. The existing street system within the RCCP area is shown on Figure 10. Approximate road lengths, physical condition, and widths and other existing RCCP road information is documented in the "Existing Infrastructure" report. There are no off-site road improvements associated with the Rocklin General Plan outside of RCCP. Developers, will be required to pay traffic impact fees in conjunction with new development for city-wide circulation projects as do all City developers.

The purpose for the reduced street standards is to further one of the plan goals of preserving the ambiance and character of the residential areas. These street standards will, nevertheless, adequately serve existing area residents, accommodate new growth consistent with this Rocklin Civic Center Plan and integrate into the City of Rocklin's overall street system. The major features of the network are as follows:

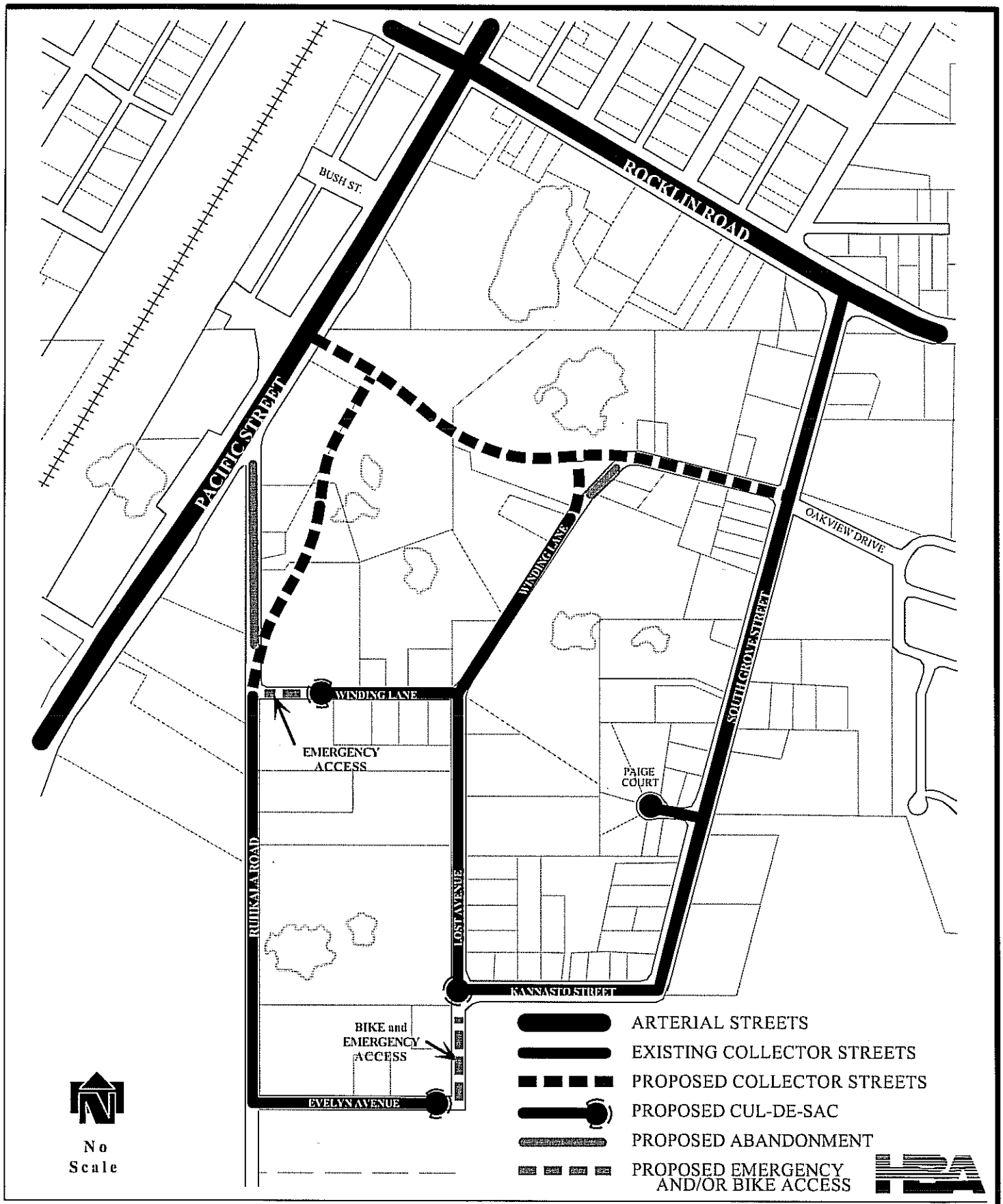
- An entirely new East-West Drive to provide access to the Civic Center.
- A realignment of Ruhkala Road into the East-West Drive and its extension and connection with Woodside Drive.
- A revision of minor streets to insure their use by local residents and to discourage through traffic.

The street alignments and rights-of-way shown on Figures 9 and 10 indicate the character and need based upon the existing situation and the project. Specifics will be determined at the time of need to determine the exact construction techniques and will be to the satisfaction of the City Engineer.

Following are details of the street network.

East-West Drive

This entirely new street will extend through the municipal owned property from Pacific Street on the west to South Grove Street on the east, a distance of 2,000 feet. A traffic signal will be installed where this new street intersects at Pacific Street. The alignment includes several horizontal curves to create a winding drive rather than a straight collector or major street. This street will be the main access to all of the cultural and recreational facilities in the Civic Center.

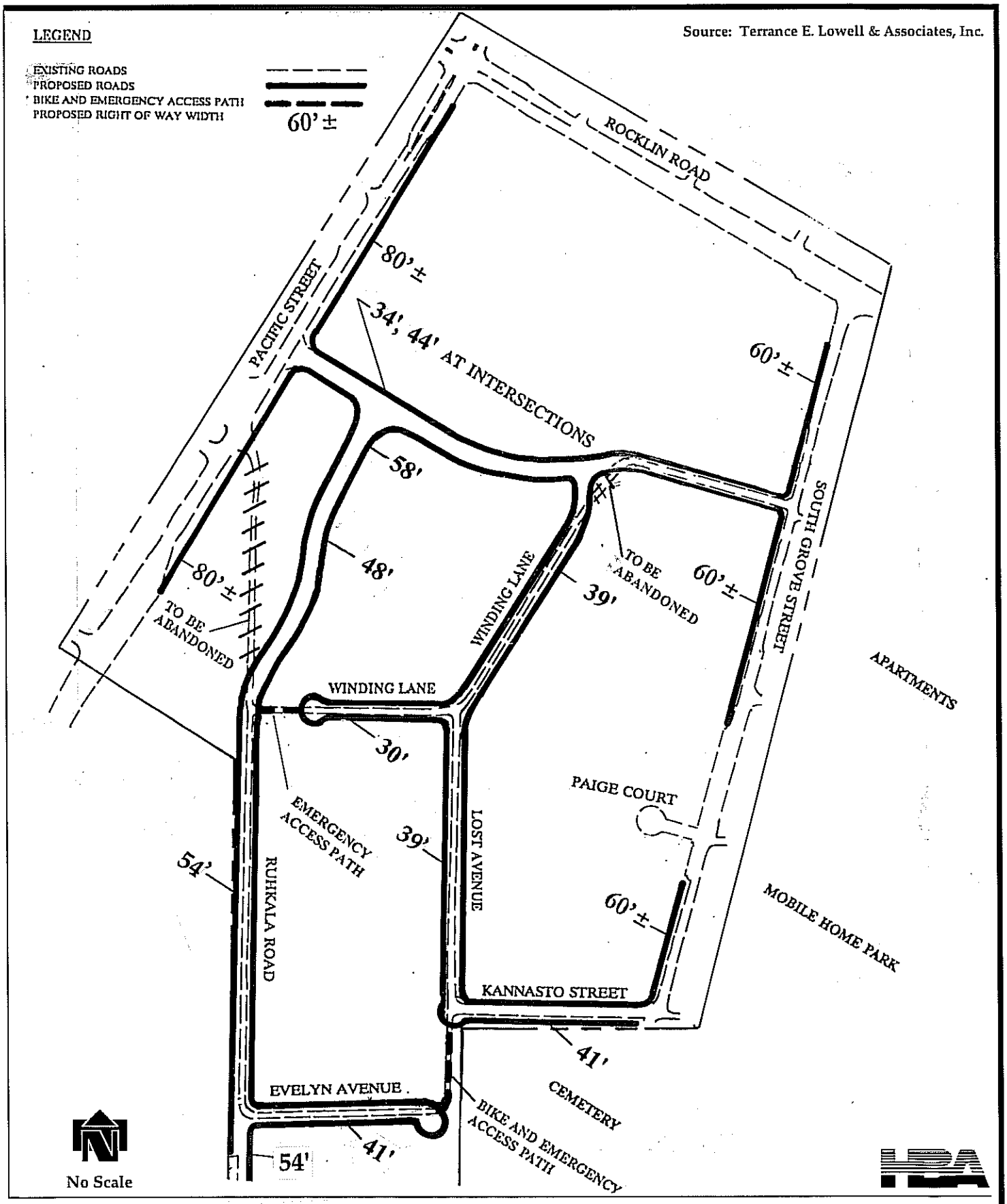


ROCKLIN CIVIC CENTER PLAN

layers: Gen Dev Circulation/prop/Base/Border
file: Rocklin Main

GENERAL DEVELOPMENT PLAN CIRCULATION PLAN

FIGURE 9



ROCKLIN
CIVIC CENTER
PLAN

STREET WIDTHS

FIGURE 10

layers: Streets/Border
file: Rocklin Main

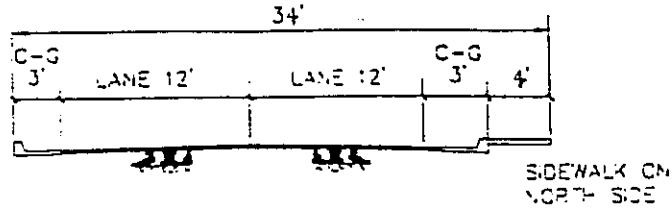
The streetscape will have a park-like setting. The majority of the land on each side will be landscaped or left in a natural state. This street would provide access to the several parking lots in the Civic Center and would also connect with Ruhkala Road and Winding Lane.

This street will have a 34 foot cross section as shown on Figure 11, with two 12 foot traffic lanes, type 3 curbs and gutters and a 4 foot wide sidewalk on the north side. Possible widening of the cross section could occur at intersection locations. The "park use" of this street could be more assured with stop signs at parking lot entrances and/or pedestrian crossings as well as closure in the mid-section during special events or even on an unscheduled basis. Parking will be prohibited on the street.

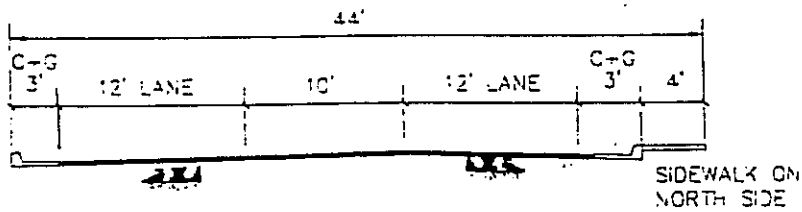
The landscaping along this street should be set back to allow views of the Civic Center area and as a safety measure, with openings at key locations to allow views of features within the Civic Center, such as the water filled quarry, the multi-purpose field, and possibly the native gardens.

Ruhkala Road

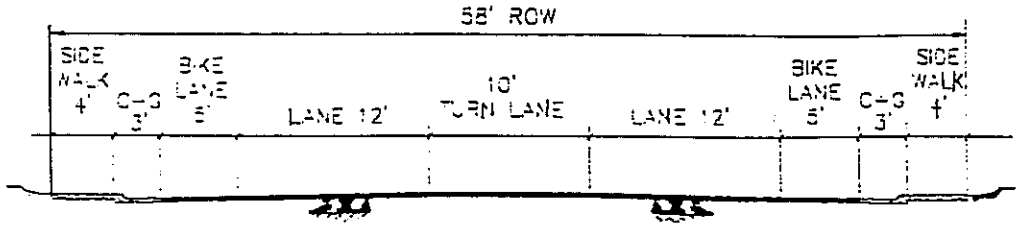
The existing intersection of Ruhkala Road and Pacific Street forms an acute angle that does not function as optimally as more standard intersections that are designed to intersect at right angles. The realignment of the street under the RCCP extends this street parallel with Pacific Street so that it terminates at the East-West Drive. Ruhkala Road is also extended south for one hundred feet in a direct alignment with Woodside Drive. This provides access between the Rocklin Civic Center Plan area and the residential area to the south offering residents of both areas alternate access to major streets in the vicinity.



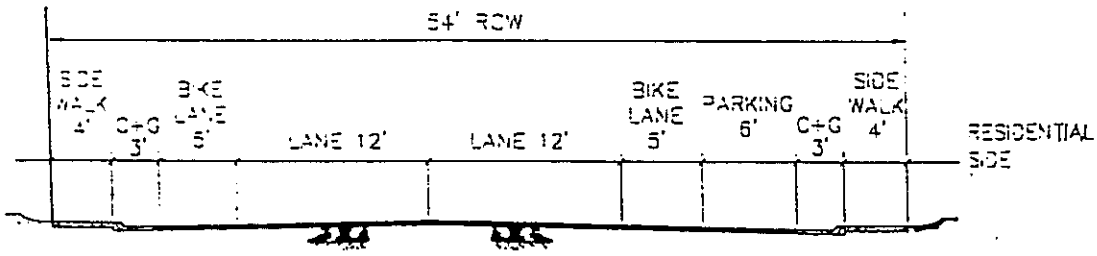
EAST-WEST PARK DRIVE



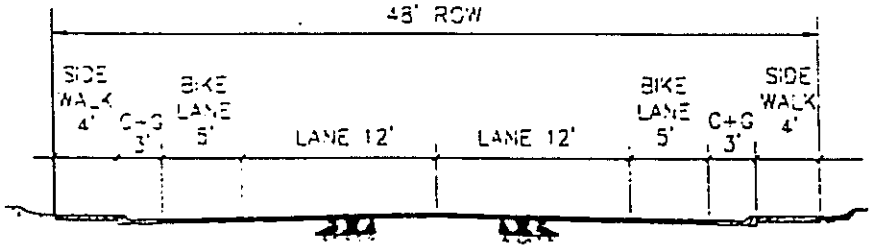
EAST-WEST PARK DRIVE AT INTERSECTION WITH S. GROVE, RUHKALA, & PACIFIC ST.



RUHKALA ROAD – CIVIC CENTER SECTION AT INTERSECTION WITH EAST-WEST PARK DRIVE



RUHKALA ROAD – RESIDENTIAL SECTION



RUHKALA ROAD – CIVIC CENTER SECTION

ROCKLIN CIVIC CENTER PLAN

STREET CROSS SECTIONS

FIGURE 11

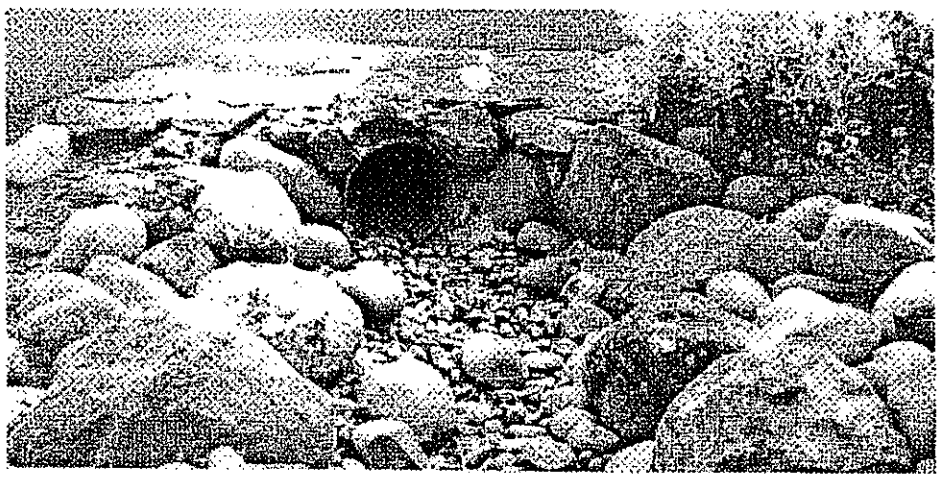
Ruhkala Road will have a variable right-of-way width, providing two 12 foot traffic lanes (see Figure 11). On each side there will be a five foot bike lane, a three foot curb and gutter section, a four foot wide sidewalk, and parking on one side along a portion of the road. A 54 foot right-of-way is anticipated for that portion of the road with residential frontage to accommodate parking on one side of the street. A 48 foot right-of-way with no parking is anticipated along the non-residential portion of the road. The widening will occur on the west side within the existing public right-of-way. The alignment contains several horizontal curves to match the East-West Drive character and to preserve rock outcrops adjacent to the two quarries.

The northerly 600 feet of the realignment will border the expanded Civic Center. The west side of the new alignment will abut the retail commercial area. Limited points for vehicular driveway access to this area will be accomplished through Planned Development review.

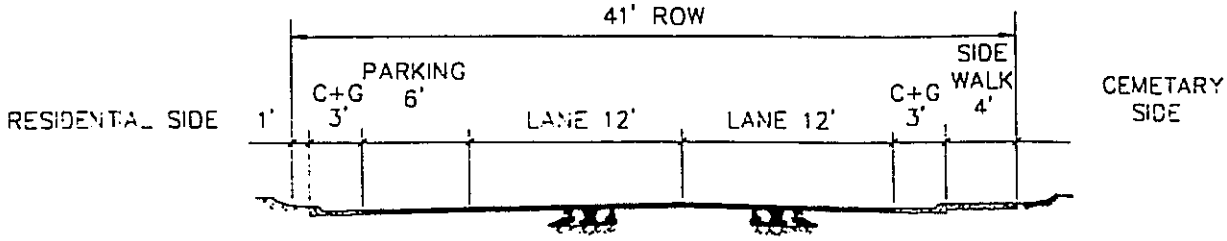
Winding Lane

Significant changes will be made to Winding Lane when the proposed East-West Drive is established (see Figure 13).

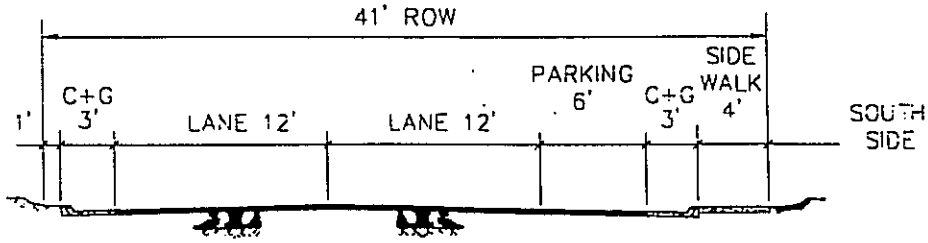
- The existing section of Winding Lane from South Grove to the "quarry turn" will be connected to the future extention of the East-West Drive. A small portion of the street may need to be vacated.
- The north-south section of Winding Lane will be realigned to connect into the East-West Drive so as to afford a perpendicular 'T' intersection.
- The Winding Lane to Ruhkala Road section will be modified, with a cul-de-sac created approximately 200 feet east of Ruhkala, closing access to Ruhkala Road exept for emergency vehicles.



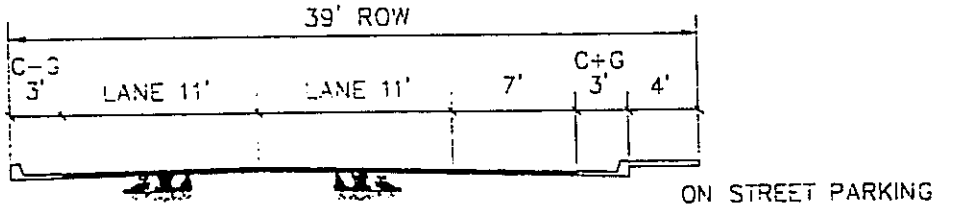
The remaining portions of Winding Lane will be improved to a 39 foot right-of-way with two 12 foot traffic lanes, a 6 foot parking lane on one side, and a three foot curb and



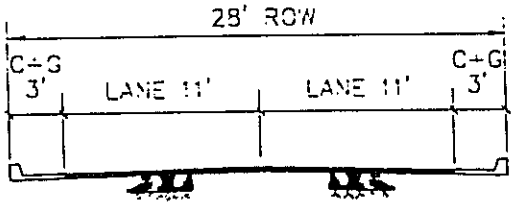
KANNASTO STREET



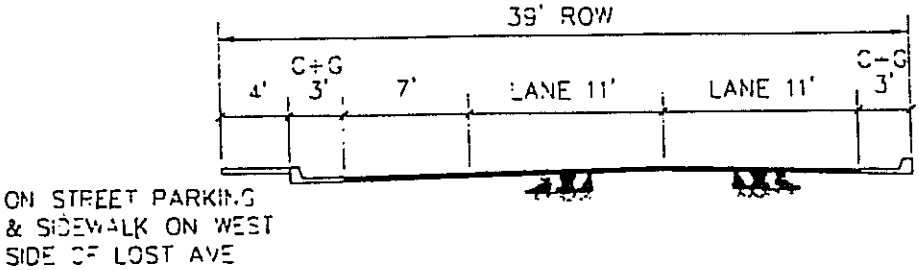
EVELYN AVENUE



WINDING LANE



WINDING LANE (CUL-DE-SAC)



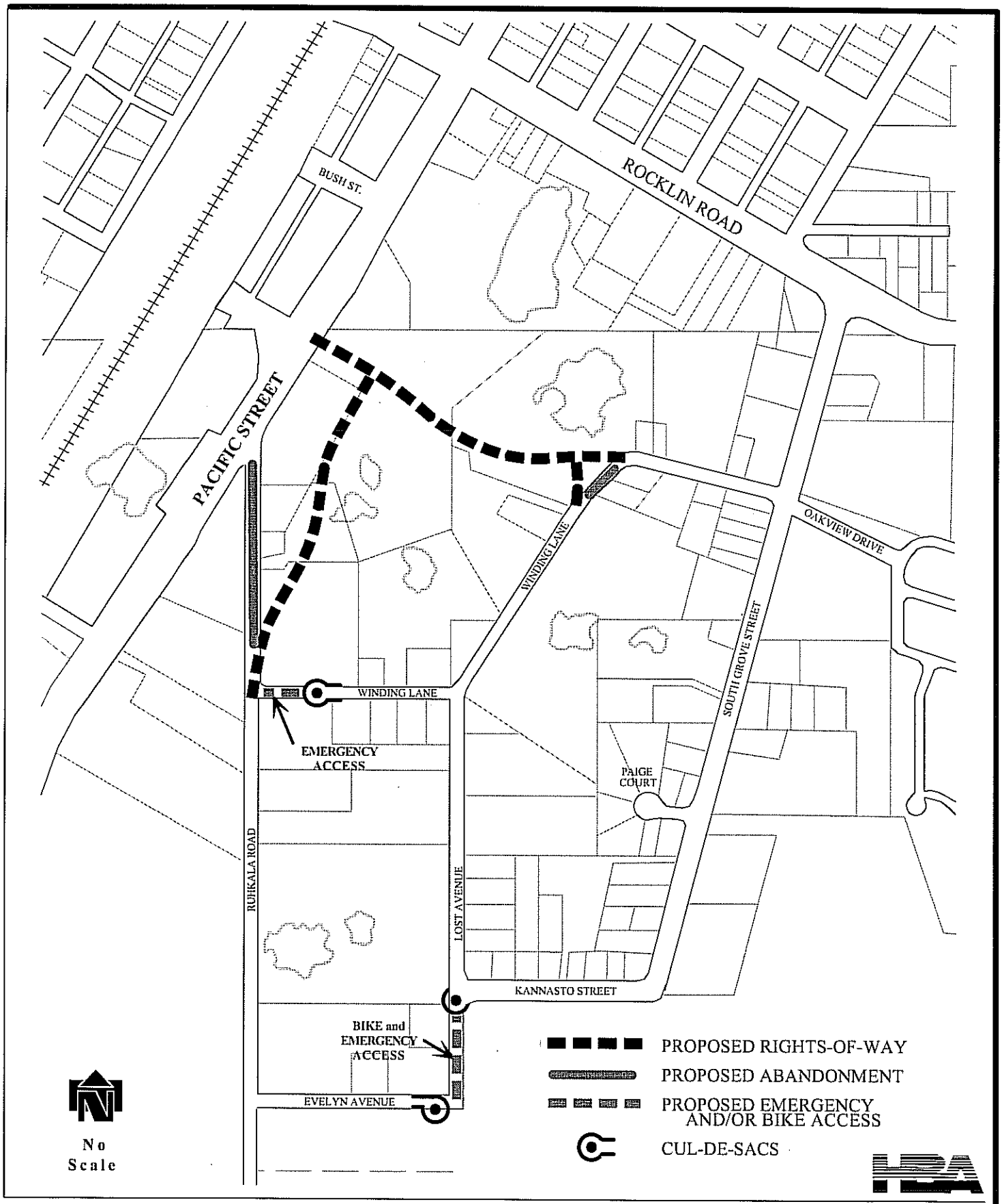
LOST AVE

ROCKLIN CIVIC CENTER PLAN

STREET CROSS SECTIONS

FIGURE 12

layers Rd Sect II/Border



ROCKLIN CIVIC CENTER PLAN

layers: ROW/prop/Base/Border
file: Rocklin Main

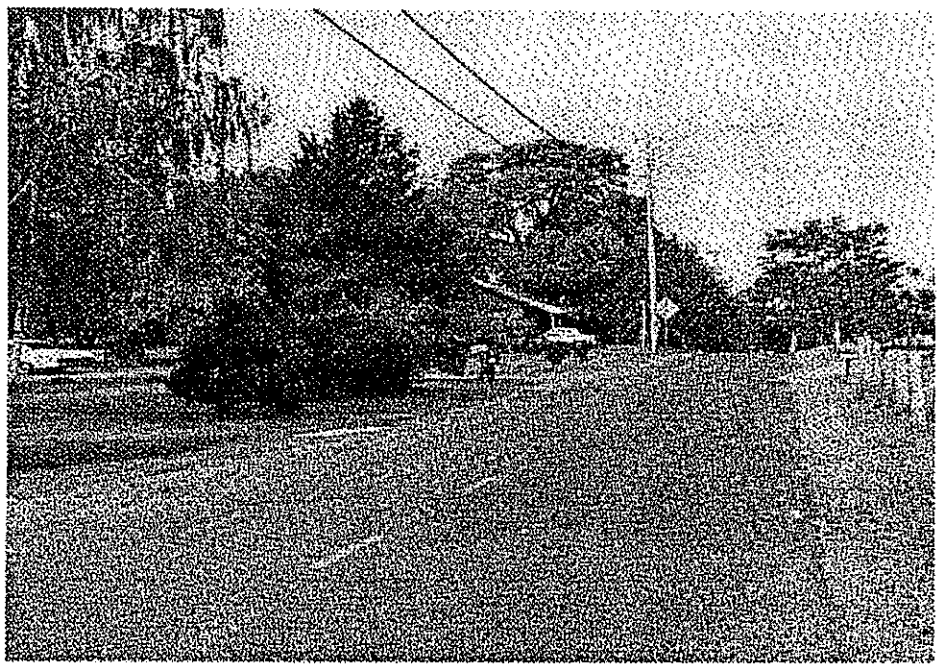
STREET RIGHT-OF-WAY ADJUSTMENTS

FIGURE 13

gutter section on each side (see Figure 12). The cul-de-sac portion of Winding Lane will be improved with two 12 foot travel lanes and a 3 foot curb and gutter section on each side.

Lost Avenue

Lost Avenue will have a 39 foot right-of-way width, providing two 12 foot wide traffic lanes, a three foot curb and gutter section on each side, and parking on the west side (see Figure 12). The section from Kannasto Street to Evelyn Avenue will be closed to traffic and retained as a pedestrian/bicycle trail. Curbs, gutters, and bollards will be placed at each end to prevent vehicular use, but allowing an existing residence a driveway access.



Kannasto Street

This one block street will be improved with two traffic lanes, parking on the north side and a sidewalk on the south side adjacent to the Cemetery with a standard curb and gutter on each side (see Figure 12). The right-of-way width will be 41 feet. The new curb line is to be placed at the edge of the current paving so as to minimize disruptions to any driveways.

Evelyn Avenue

The existing connection of Evelyn Avenue to Kannasto Street will be closed with a new cul-de-sac at the east end of this street (see Figure 13). This minor one block street will have two traffic lanes with a parking lane and sidewalk on the south side (see Figure 12). The right-of-way line will be offset three feet from the north side to preserve existing trees.

Minor Streets

New minor streets required as part of subdivisions within the Rocklin Civic Center Plan Area will have configurations similar to Lost Avenue and Winding Lane (see Figure 12).

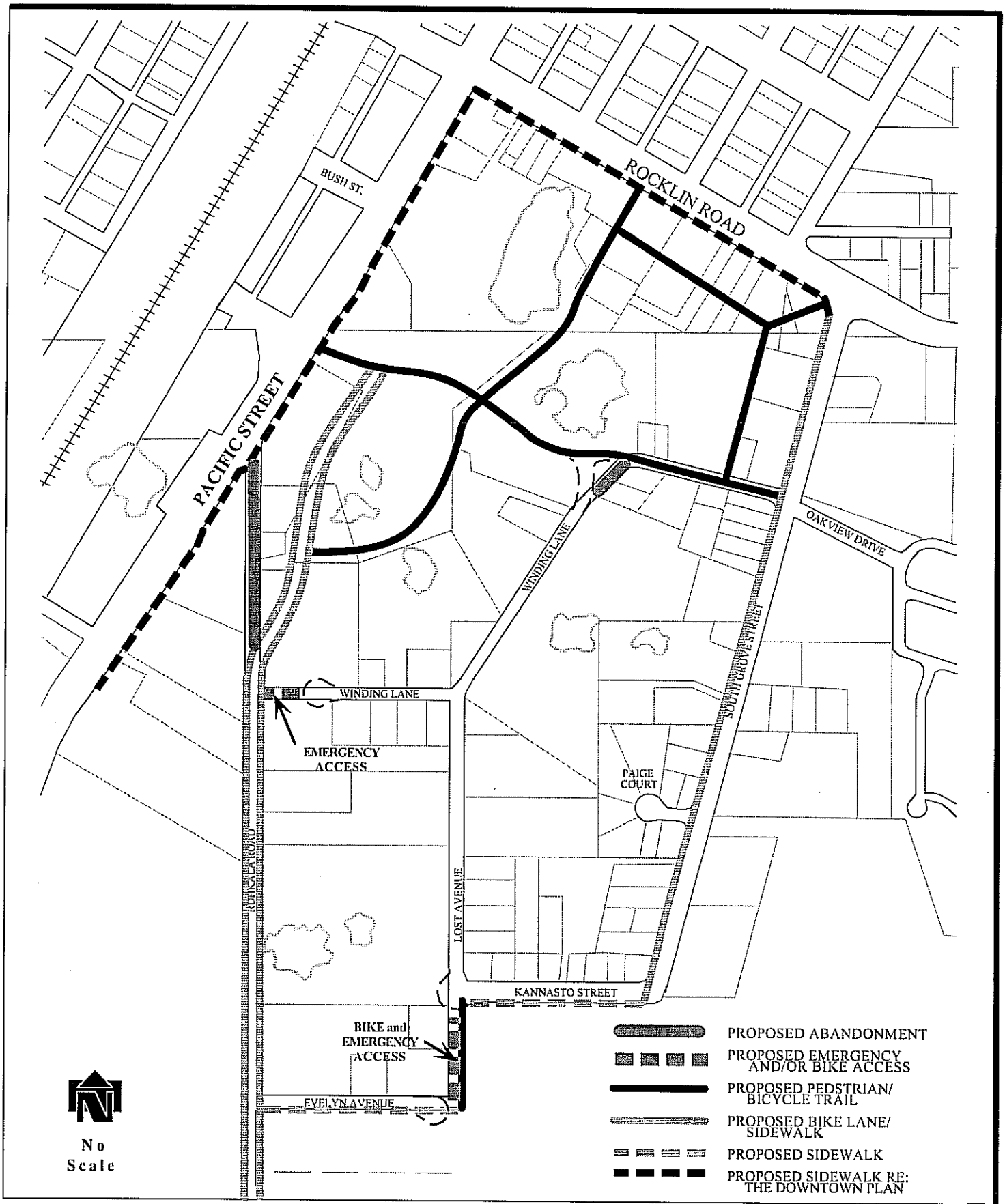
Trail System

The Rocklin Civic Center Plan Area would be provided with an integrated pedestrian/bicycle trail system, as shown on Figure 14. This system includes pedestrian/bicycle trails in the Civic Center with sidewalks and bike lanes on some existing and proposed streets in other portions of the plan area.

A continuous "outer trail loop" would be created by the interconnection of the following facilities:

- A Class I pedestrian/bicycle trail generally located along the north side of the East-West Drive. This trail would meander through the area and would connect to Pacific Street on the west and South Grove Street on the east.
- Sidewalks and Class II bicycle lanes along Ruhkala Road from East-West Drive to Woodside Drive on the south.
- A sidewalk along the south side of Evelyn Avenue from Ruhkala Road to Lost Avenue.
- A trail along the closed portion of Lost Avenue from Evelyn Avenue to Kannasto Street.
- A sidewalk along the south side of Kannasto Street from the Lost Avenue trail to South Grove Street.
- A sidewalk along the west side of South Grove Street from Kannasto Street to Rocklin Road at the north edge of the Rocklin Civic Center Plan Area.

A sidewalk/trail network is indicated within the governmental area of the Civic Center, with connections to the Rocklin Road/South Grove Street intersection near Finn Hall and



ROCKLIN CIVIC CENTER PLAN

PEDESTRIAN/BICYCLE SYSTEM

FIGURE 14

layers: Ped.Bike Sys/prop/Base/Border
file: Rocklin Main

a trail south to the East-West Drive. The specific location of these trails would be determined during site design, as the trial plan only presents a basic concept.

INFRASTRUCTURE PLAN

SEWER SERVICE

General

Sewer service to the Rocklin Civic Center Plan (RCCP) area is provided by the South Placer Municipal Utility District (SPMUD). SPMUD owns and maintains the sewage collection system in the area. West of the City of Rocklin, the SPMUD trunk system discharges into a City of Roseville trunk line.

Sewage treatment and disposal is provided by the City of Roseville.

All connection fees are paid to and connection requirements are under the jurisdiction of SPMUD for the RCCP area.

Existing SPMUD Facilities, Use, and Capacity

There are three (3) sewage collection basin areas in the RCCP area. These basins and existing sewer main lines are shown on Figure 15 with the RCCP area sewer outfalls, acreage served, and outfall line capacity summarized in Table 2.

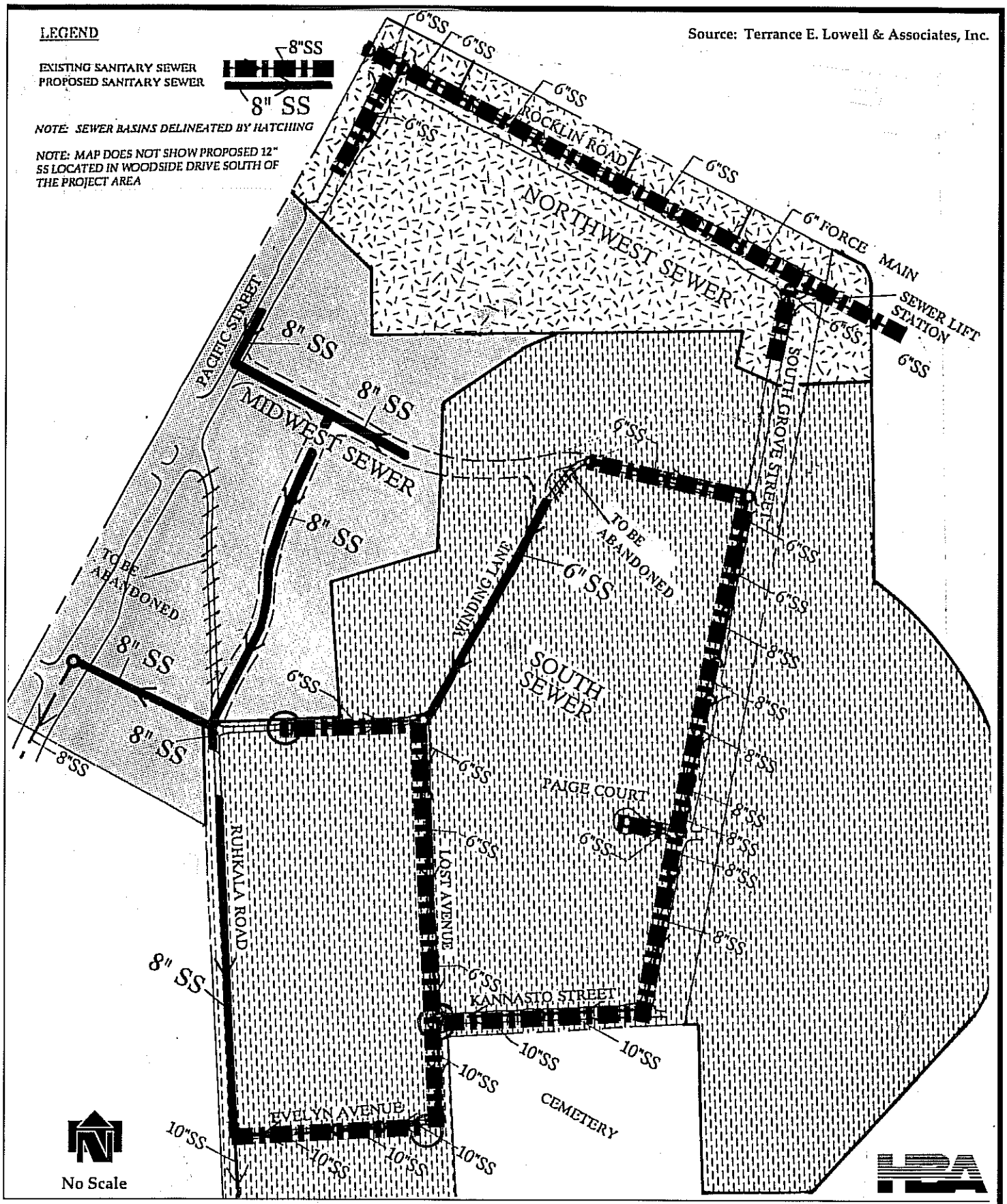
Existing system information is further documented in the "Existing Infrastructure" report included in Volume II of this report.

Estimated On-Site Facilities Needs

The proposed sewer main lines needed to serve within the proposed RCCP area are shown on Figure 15. The lines shown on Figure 15 indicate character and need based upon the existing situation and the proposed project. Specifics will be determined at time of need to determine exact size and construction techniques. The estimated number of new RCCP equivalent dwelling units to be connected to each sewage collection basin is shown in Table 2.

New on site sewer main lines will consist of approximately 800 feet of 6" and 3,500 feet of 8" sewer lines in addition to new manholes and sewer service lines.

The existing main line sewer systems within the RCCP area are of adequate capacity to serve the proposed land uses.



ROCKLIN
CIVIC CENTER
PLAN

SEWER

FIGURE 15

layers: Sewer/Border
file: Rocklin Main

Estimated Off-Site Facilities Needs

To be in strict conformance with SPMUD criteria, approximately 1200 feet of existing 10" off-site sewer line will need to be upsized to a 12". This is because the number of equivalent dwelling units (EDU'S) added by the RCCP to the South side system will exceed the number of EDU's allowed when considering existing connected and planned uses. The location of the line needed to be upsized is in Woodside Drive south and outside of the RCCP area between Sequoia Court and SPMUD manhole number 41 south of Edgewood Way.

Table 2

RCCP Area Sewer Outfall Lines, Capacity, Connections, Proposed Connections, Remaining Capacity

		Equivalent Dwelling Units (EDU's)			
RCCP Outfall Area	**Existing Line Size (Inches)**	**Capacity**	**Existing Connections**	**Proposed New RCCP**	**Remaining Capacity**
Northwest	6	130	130	10	-10
Midwest	8	325	8	60	257
South	10	445	251	160	34
Total		900	389	230	281

WATER SERVICE

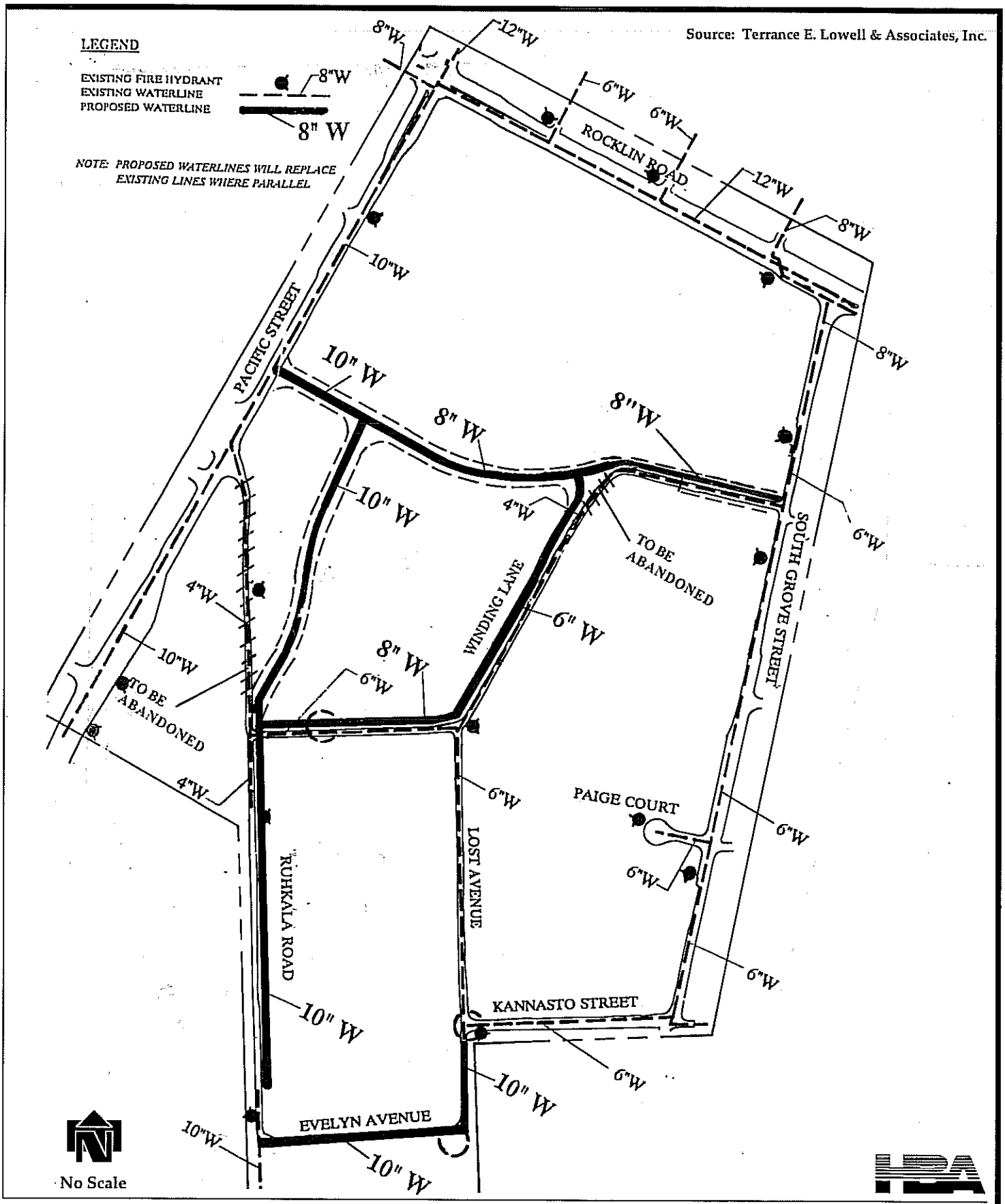
General

Treated water service to the RCCP area is provided by the Placer County Water Agency (PCWA).

Existing PCWA Facilities, Use, and Capacity

The existing water system main lines serving the area are shown on Figure 16. PCWA has adequate treatment plant capacity to serve the area. Some existing lines in the RCCP area have capacity constraints because of small size, 4-inch and unlooped 6-inch lines. These small lines result in low fire flow volume.

Water pressure is adequate to the area. Static pressures vary from about 66 pounds per square inch (psi) in high elevation areas near Rocklin Road to 85 psi near lower areas at



ROCKLIN CIVIC CENTER PLAN

WATER

FIGURE 16

layers: Water/Border
file: Rocklin Main

the intersection of Evelyn Avenue and Ruhkala Road. Desirable static pressure ranges from 35-80 psi, however 85 psi is acceptable.

PCWA's water mains to the area in Rocklin Road (12-inch) and Pacific Street (10-inch) are adequate to serve the RCCP area.

Existing system information is further documented in the "Existing Infrastructure" report contained in Volume II.

Estimated Facilities Needs

The proposed water main lines needed to serve within the RCCP area are shown on Figure 16. The lines shown are intended to be sized to meet fire flow and domestic demands. The lines shown on Figure 16 indicate character and need based upon the existing situation and the proposed project. Specifics will be determined at time of need to determine exact size and construction techniques.

New water lines and upsizing of existing lines consist of approximately 900 feet of 6", 2,100 feet of 8", and 3,500 feet of 10" water main lines in addition to new fire hydrants, valves, water service, and fire service lines.

No off-site water system improvements are anticipated.

DRAINAGE

General

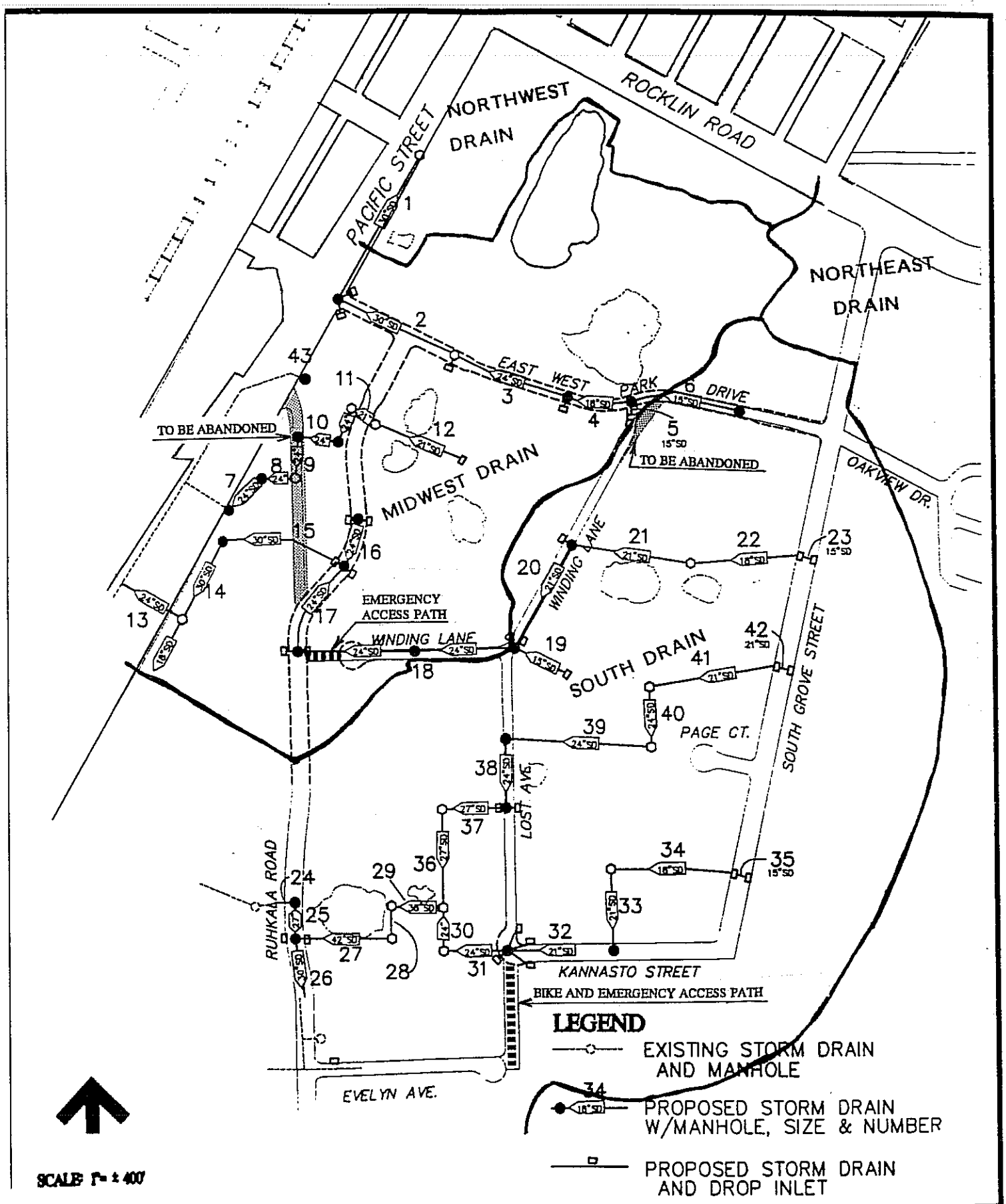
Drainage in the area is under the jurisdiction of the City of Rocklin as well as the Placer County Flood Control and Water Conservation District for construction, maintenance, and operation.

The City has been participating in the Placer County Flood Control and Water Conservation District (PCFCWCD) and the Dry Creek Basin drainage plan. The RCCP area is in the Antelope Creek zone of the Dry Creek Basin. The Dry Creek Basin Plan requires local and regional storm water detention depending on a projects location. Also, a drainage one-time fee at development and an annual assessment has been proposed by the PCFCWCD and is being considered for implementation by the City of Rocklin.

Existing Drainage Facilities, Use, and Capacity

There are four (4) drainage basin areas in the RCCP area. These basins are shown on Figure 17. The existing basin runoff quantities, outfall lines, and capacity are summarized in Table 3. Smaller storm events exceed existing system capacities.

Under existing conditions, assuming all depressions and quarries are filled at storm time, the 100-year storm runoff will be greater than the existing system capacities.



ROCKLIN CIVIC CENTER PLAN

DRAINAGE SYSTEMS

FIGURE 17

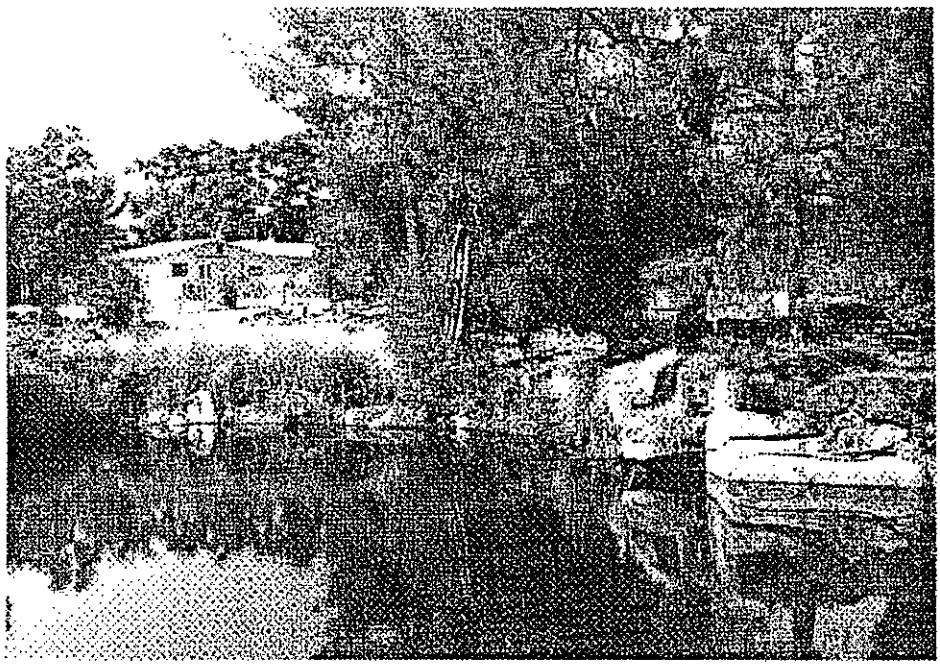
Existing system information is further documented in the "Existing Infrastructure" report.

Estimated Drainage Facilities Needs

The major drainage facilities needed to serve the proposed RCCP area at full development are shown on Figure 17. The system shown on Figure 17 indicates character and need based upon the existing situation and the proposed project. Specifics will be determined at time of need to determine exact size and construction techniques. The proposed system includes the following features:

1. The Northwest and Northeast drainage systems are small and already substantially developed. No drainage improvements are proposed except for road widening improvements included under streets.
2. The Midwest and South drainage systems require substantial improvements because of existing deficiencies and the proposed RCCP new development.

The proposed system includes individual detention basins with sufficient capacity to attenuate runoff to less than or equal to the flow capacity of the existing outfall lines. The proposed drainage system is consistent with the City, PCFCWCD and Dry Creek Basin design criteria and policies. As a property is developed it will also need to participate, when adopted by the City, in payment of the applicable Dry Creek Basin fees.



3. In addition to the detention basin facilities, the drainage system will consist of drain lines as shown on Figure 17:

4. No off-site drainage improvements are proposed.

Table 3

Existing Basin 100-Year Storm Runoff, Drainage Areas, and Outfall Line Capacities

Drainage Area	RCCP	Gross Acreage Adjacent	Total	Runoff cfs	Outfall Drain No., Dia., Cap., & cfs
Northeast	2.5	0	2.5	7.6	1,10",RCP,2
Northwest	9.5	0	9.5	25.6	2,10"RCP,4
Midwest	42.8	0	42.8	35.0	1,18",CMP,11
South	52.2	15	67.2	55.0	1,33",RCP,35
Total	107.0	15	122.0	123.2	52

DESIGN GUIDELINES

The gradual expansion of the Civic Center, the redevelopment and development of the commercial areas along Pacific Street, and the development of medium density housing along Ruhkala Road provides Rocklin with an opportunity to create an area of high aesthetic quality as well as a focal point for the City.

The impact of this area on the downtown area and the City can be significant. It is therefore important that design guidelines be established for this area to assure a high quality of development with a unified environment. Continuity of design is essential as the City adds new municipal buildings to its Civic Center to meet the need for some 23,000 additional square feet of space to serve its build-out population.

The design of the Civic Center as well as commercial area should be compatible with the Downtown Revitalization guidelines. The guidelines state:

> "The quarry area is a unique resource for Rocklin that should be developed in a mix of uses that can best utilize the scenic value of the quarries. The area should be developed as a low intensity campus, with well-designed and well-sited buildings interspersed among large trees and dense landscaping. Significant areas of common open space will contribute to this campus environment, as will limitations on vehicle access. Land uses should interface with one another across landscaped open space or public plazas."

The following guidelines establish design goals and direction for public facilities and for private development. This section includes design guidelines in accordance with: (1) the Rocklin General Plan, April 1991; (2) the Rocklin Municipal Code, Title 17, Zoning, 1990; and (3) the "Rocklin Downtown Revitalization Plan and Design Guidelines" document, dated March 1988.

These guidelines address four major areas in terms of design controls, those being: (1) the government Civic Center; (2) streetscapes; (3) the residential area east of Ruhkala Road; and (4) the commercial area along Pacific Street.

In the Rocklin Civic Center Plan, a "design guideline" is advisory. This means that the City Council and City Planning Commission would strive to adhere to the design guidelines. The design guidelines also inform builders, property owners, and developers of the City's intent.

CIVIC CENTER

The twenty-four acre Civic Center Area should be developed with a strong unifying theme. A campus environment, with well designed low level buildings and structures with architectural continuity, interspersed with landscaping and large tree masses, is the overall

intent of the guidelines. Trails, gardens, outdoor gathering places, and appurtenances should all respect a continuity of design.

Civic Center Architecture

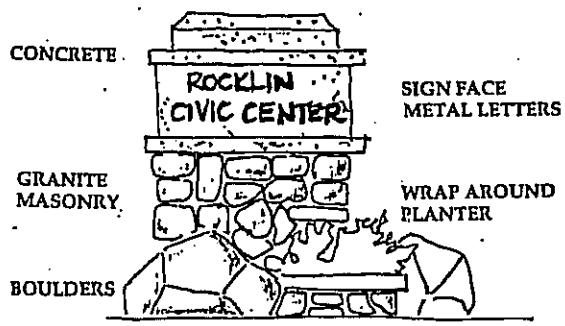
The design and construction of new facilities at Rocklin's Civic Center must be responsive to historical precedents as well as to visions of the future. Facade designs that complement one another and harmonize with the existing context will create a visually unified environment with a strong identity. Up-to-date technologies yielding energy and heat savings and innovative design concepts in the use of interior space should be incorporated whenever possible.

The design of buildings in the Civic Center should be compatible and relate cohesiveness. This can be most easily accomplished by selecting a group of thematic design elements and implementing them through facade development. Entries should be strengthened in new facility designs so that they are easy to find, well defined, and friendly to visitors to the Center. Buildings should be of an intimate, human scale rather than large and imposing structures.

The exterior building materials should reflect the surrounding environment with the use of wood and granite masonry. Some masonry should be incorporated into wood exterior as wood sheeting or siding. Colors should also reflect the surrounding natural environment with earth and flora hues, gray, brown, and green family tones, with light to medium colors. Roofs of the buildings in the Civic Center should have sloped roof lines with varying ridge heights for one story buildings to create interest. Asphalt shingles or painted metal would reflect the early mining structures. Elements of materials and design should emulate the existing City Administration Building.

Buildings can also be attractively integrated into the surrounding landscape by incorporating similar building materials into an "extension" of the architecture: walls or planters, paving, benches, and other landscape elements. In this way, new buildings become firmly connected to total site development.

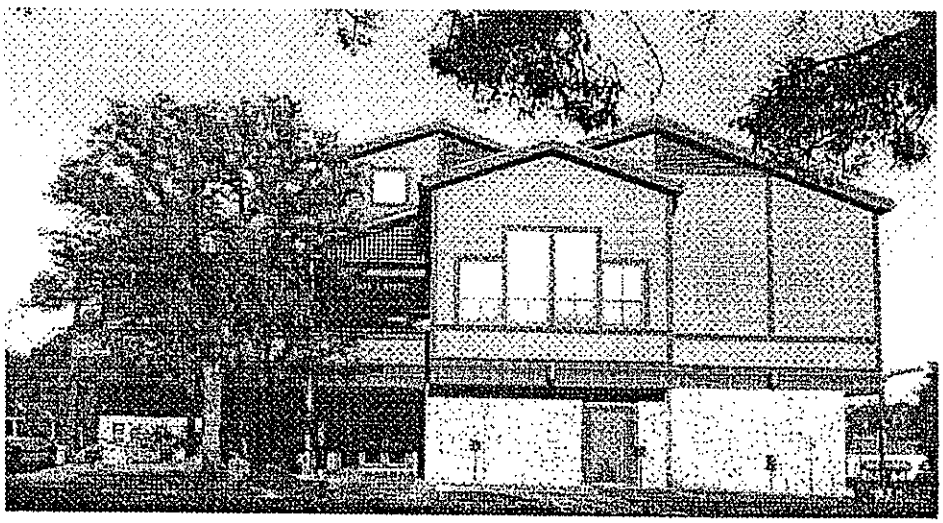
Stone and masonry should be the main exterior materials. They are low maintenance and provide a feeling of permanence and stability. Additionally, stone is a major part of the history of Rocklin. Use of standing seam metal roofs or concrete tile roofs can also be a feature that provides unity to the buildings within the Civic Center.



Sunny and hot weather conditions restrict activities to those that can occur indoors. This suggests opportunities be provided for indoor areas with strong visual connections to the outdoors. Also, shaded outside spaces or courtyards with trellis should be provided to give cool, exterior spaces with a human scale.

Civic Center Landscape Guidelines

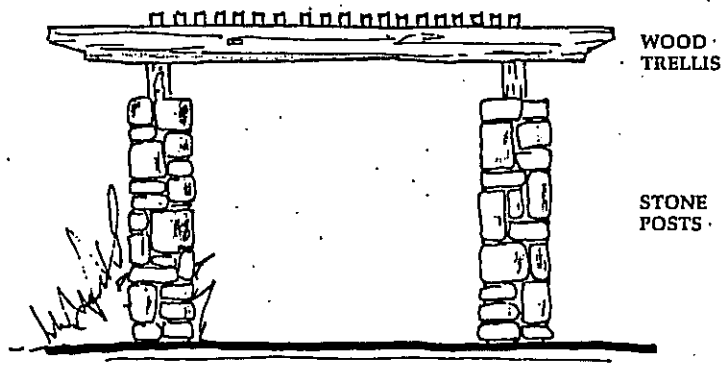
The following recommendations for the development of vegetation, parking areas, paving, water features, lighting and the gardens are consistent with the overall Plan concept. They are provided specifically to help define the character envisioned for contributing landscape elements.



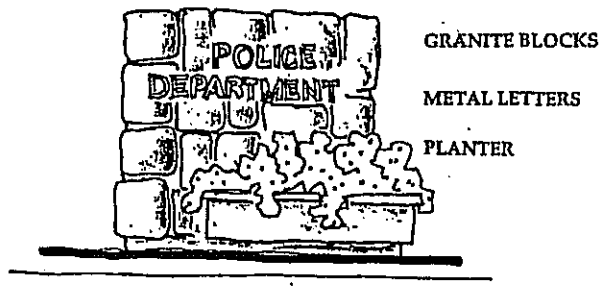
- Vegetation: Park-like character is typical of Civic Centers and a user preference exists for lush lawn and tree canopies. However, potential future water constraints and inadequate funding for landscape maintenance and development dictate the consideration of alternative landscape treatments.

- Lawn Areas: Expansive lawn areas are heavy water users and require extensive, on-going maintenance. Therefore, it is recommended that lawn be used selectively and only in highly visible locations where it serves a significant function. Lawn is best employed in areas designated for free play and picnicking and where it acts as a transitional landscape element to unify diverse site development. Moreover, lawns should be restricted from slopes and small open areas where both maintenance and irrigation are difficult.
- Trees: Their importance in landscape development cannot be overrated because of their aesthetic and landmark potential, shade and windbreak capabilities, and longevity despite extremes of heat, cold, and dryness.

  Better specimen oak trees and oak tree groves should be preserved, wherever possible. Should existing oak trees be removed, mitigation for their removal should be performed in compliance with the City's Oak Tree Ordinance.
- Shrubs: Shrubs can be used to create barriers between different types of land use, to define boundaries, to soften building and hardscape development, and to create seasonal excitement. Shrub massings, if limited to one or several species, can be visually striking. This dramatic use of theme shrubs should be employed in other parts of the campus to create distinctive landscapes. Shrubs and ground cover are also an alternative to additional lawn. While initial development costs may be high, on-going maintenance costs are minimal. Water will also be conserved if drip irrigation is used over traditional spray systems.
- Gardens: Native plant materials should be predominate. Gardens shall be informal with casual and native groupings of plant materials; natural rock outcrops shall be undisturbed and incorporated into the landscape. Trails and paths should meander through the area with informal siting areas. Water areas and rivulets shall be natural in appearance.
- Natural Areas: In certain parts of the Civic Center, particularly areas with rock or on undeveloped sites, the native plant community should be re-established and/or wild flowers introduced. While these areas will not look manicured year-round, they require limited water, minimal maintenance, and provide seasonal interest. A compromise for open space development is an intermediate treatment between natural areas and traditional lawns with meadow grass. Various fescue grasses are now available which tolerate infrequent watering and mowing. This solution may be a suitable alternative for all lawn other than those in high-use areas.
- Appurtenances: Benches, waste disposal containers, bollards, walls, planters, and the like should be of consistent design and reflect the overall themes and colors of the Civic Center. These are integral elements needed to unify the Civic Center.



- Lighting: The Civic Center could benefit from the creation of overall guidelines for the selection and utilization of lighting. Beyond serving its primary function of safety, lighting should create a special atmosphere and illuminate unique Civic Center features within the night-time environment. The following are recommended:
    1. Light Selection: Lights should be visually interesting and human scaled.
    2. Light Style: The style of fixtures should be a blend of traditional shapes and contemporary, simple lines to relate to both the modern and the historic aspects of the Civic Center.
    3. Pathway Lighting: Although bright enough to maintain security, a more subdued lighting quality should be encouraged. Large area post lamps should be interspersed with closely spaced pathway lights that accentuate special area plantings and unique path features.
    4. Natural Areas: Natural areas should be enhanced with uplighting or spot lighting of significant features or specimen trees. While safety must not be compromised in pathway areas, background lighting should be limited to special effects, avoiding flat, evenly spaced, widespread illumination.
    5. Parking Areas: The campus lighting policy should incorporate attractive lighting within parking areas. Peripheral parking is a substantial aspect of the Plan and attractive lighting will help to form a positive first impression of the campus environment.
    6. Lighting Standard: The illumination provided by the selected fixture should be appropriate for the location and desired effect, but should not cast nuisance light and glare onto adjoining properties.



Civic Center Signage

Directional signs and information kiosks will be located throughout the Civic Center area, enabling visitors to find features and governmental departments. Each structure will also have a building sign and a directory at the entrance.

Signage should be constructed of stone, concrete and masonry. The use of consistent signage will help create a unified appearance within the Civic Center.

STREETSCAPES

The streets within the Rocklin Civic Center Plan area are established in the Development Standards Section of the General Development Plan. The cross section for each street is also established in the Development Standards section. The following are design guidelines for streetscapes.

Proposed East-West Drive

This right-of-way should consist of two 12 foot lanes, curb and gutter 3 feet in width, a 4 foot wide sidewalk on the north side, for a total of 39 feet. A meandering bicycle lane would be located generally along the north side in the Civic Center area.

The design concept for this streetscape is to create a "park drive" with several curves and extensive park-like landscaping along the entire length. This street is not intended to serve traffic flow in the central area, but rather to provide access to the Civic Center uses and to the adjacent residential areas.

Upon completion of the Civic Center area, this street would have public land on both sides for most of its length. Thus, landscaping design is established in the Rocklin Civic Center Design Guidelines section of the General Development Plan.

Winding Lane, Lost Avenue, and Minor Streets

These streets would have a right-of-way of 39 feet with two moving lanes and curb and gutter. Existing trees should be retained, wherever possible. Rock grouted swales should

be used for drainage, wherever possible. One lane of parking along Lost Avenue, Winding Lane and new minor streets will be permitted.

Ruhkala Road

The cross section for this street includes two moving lanes, two bike lanes, curb and gutter, sidewalks on both sides, and one lane of parking along the residential side of the road or a total right-of-way of 48 to 54 feet. There is no space for a landscaped boulevard, except in a limited panel. Street trees should be encouraged on private property and required in the PD reviews. Standard curb and gutter design is appropriate for the higher residential density and commercial uses on this street.

Kannasto Street

The cemetery on the south side of Kannasto provides a landscaped area for this street. The existing right-of-way can accommodate two lanes, a parking lane on the north side, curb and gutter on both sides and a sidewalk on the south side in front of the cemetery.

Landscaping the Streetscapes

The existing/proposed rights-of-way for all of the streets in the area are limited to hard surfaces for laneage, curb, gutter, parking, bike lanes, and sidewalks. Thus, no landscape guidelines are possible within the right-of-way. Trees should be placed in the Civic Center along the East-West and Ruhkala routes and encouraged on private property. Trees can be required in the PD reviews.

Residential Areas Design Guidelines

RD-4 Design Guidelines:

The City Council and City Planning Commission, when considering project applications for development entitlements, will strive to adhere to these design guidelines. These design guidelines also inform builders, property owners, and developers of the City's intent.

1. Natural features, including unique rock outcroppings, significant oaks, and significant groves should be preserved where possible.
2. Where a significant quarry is located within a proposed subdivision, views of the quarry from a public street or area should be provided as feasible.
3. Preservation of existing quarry artifacts should be considered as a part of any subdivision/development plan.

RD-8 Design Guidelines:

The City Council and City Planning Commission, when considering project applications for development entitlements, will strive to adhere to these design guidelines. These design guidelines also inform builders, property owners, and developers of the City's intent.

1. Natural features, including unique rock outcroppings, significant oaks, and significant groves should be preserved where possible.
2. Where a quarry is located within a proposed subdivision, views of the quarry from a public street or area should be provided as feasible.
3. Preservation of existing quarry artifacts should be considered as a part of any subdivision/development plan.

COMMERCIAL AREA DESIGN GUIDELINES

The design guidelines for the commercial area along Pacific Street should follow the report "Rocklin Downtown Revitalization Plan and Design Guidelines", March 1988. The majority of the Rocklin Road and the Pacific Street frontages in the Rocklin Civic Center Plan area are identified as "Gateway Commercial Corridors" in the Rocklin Downtown Revitalization Plan and Design Guidelines document. It is expected that buildings along these corridors will be set back from the public right-of-way. Landscape buffers and on-site parking could be located between the rear edge of sidewalk and the new buildings. This scheme would be similar to other development projects (e.g., Post Office facility and K-Mart) that have been completed in recent years on Pacific Street between Rocklin Road and Sunset Boulevard.

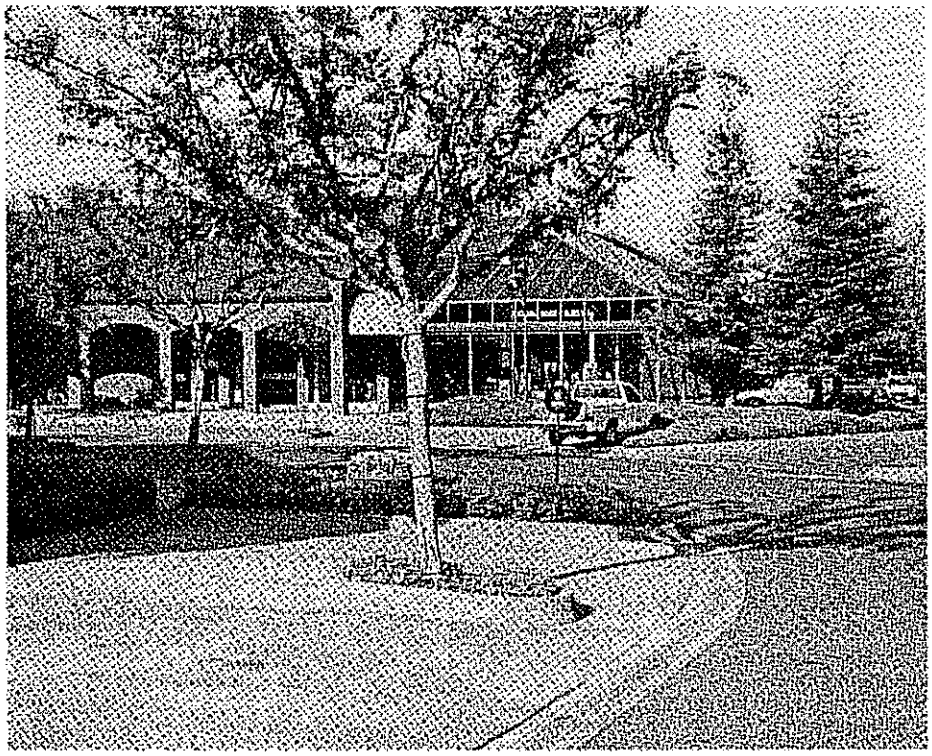
The properties that front on Rocklin Road and Pacific Street in the immediate vicinity of the intersection of Rocklin Road and Pacific Street, of the Rocklin Civic Center Plan area, are identified as being within the "Downtown Pedestrian Core" in the Rocklin Downtown Revitalization Plan and Design Guidelines document. This document indicates that new buildings within this core area should be located, with some exceptions, at rear edge of sidewalk.

Building design guidelines are set forth in the Downtown Guidelines and shall be considered.

These additional design guidelines shall also be considered for commercial developments;

1. Natural features, including unique rock outcroppings, significant oaks, and significant groves should be preserved where possible.
2. Where a quarry is located within a proposed development, views of the quarry from a public street or area should be provided as feasible.

3. Preservation of existing quarry artifacts should be considered as a part of any development plan.



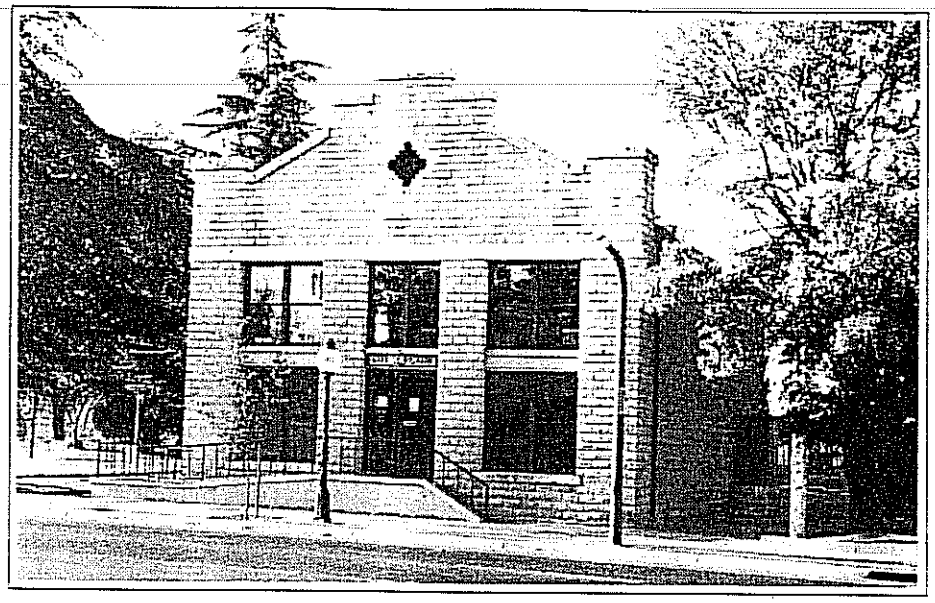
CC Design Guidelines:

The City Council and City Planning Commission, when considering project applications for development entitlements, will strive to adhere to these design guidelines. These design guidelines also inform builders, property owners, and developers of the City's intent.

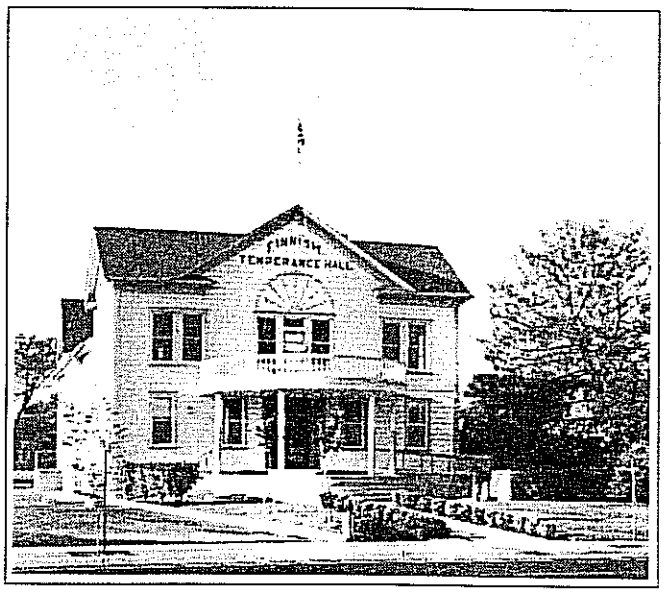
1. Natural features, including unique rock outcroppings, significant oaks and significant groves of trees should be preserved where possible.
2. Preservation of existing quarry artifacts should be considered as a part of any site plan.
3. The architectural and landscape guidelines established for the Civic Center in sections 7.1.1 and 7.1.2 should be considered as a part of any site plan.

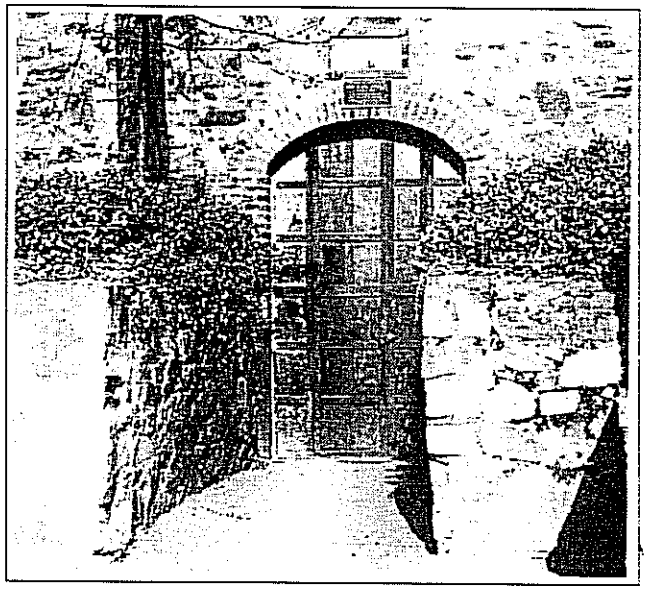
Additional examples of the application of the proposed guidelines are shown on Figures 18 through 23.

Old City Hall

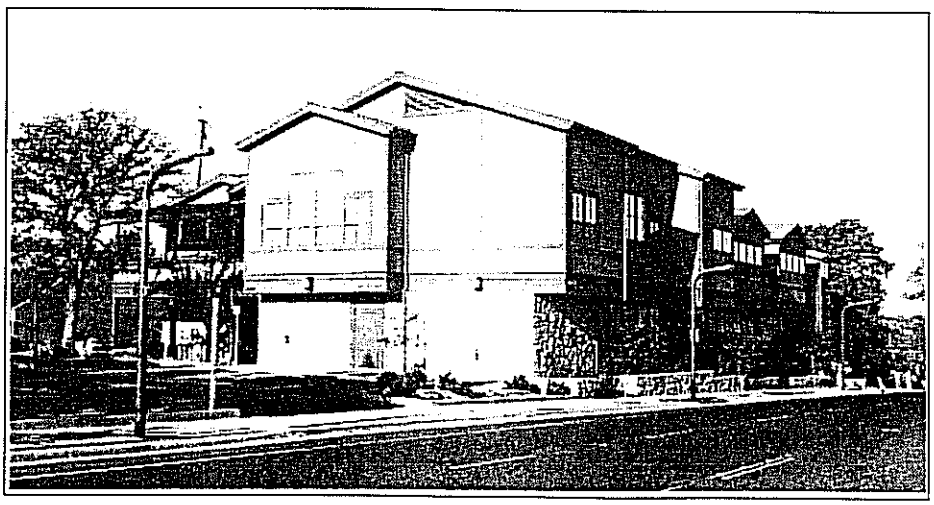


Finn Hall





Example of the use of stone in buildings and walls



Administrative Building

ROCKLIN
CIVIC CENTER
PLAN

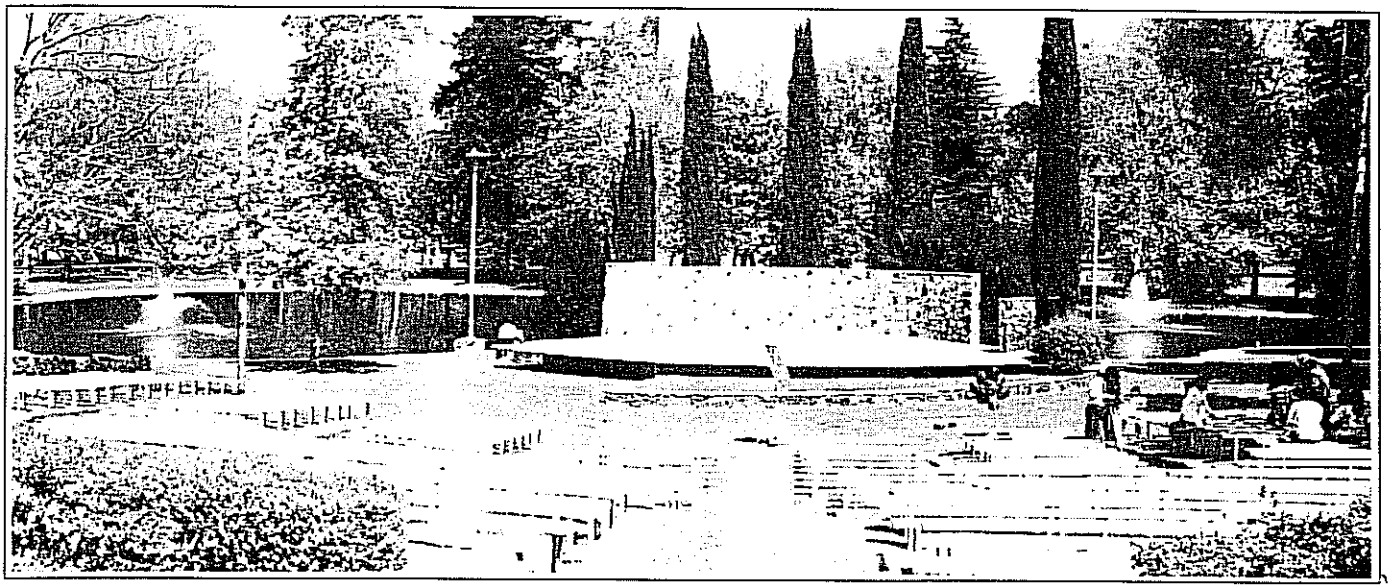
CIVIC CENTER AREA
BUILDINGS

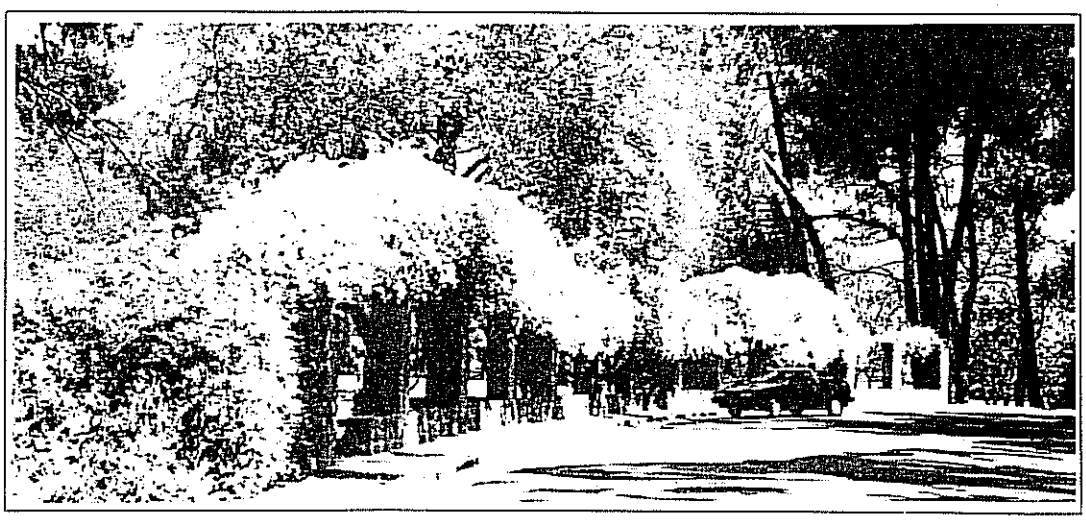
FIGURE 18

layers 19 Photos Border
file Rocklin Main

Small lake

Amphitheater concept





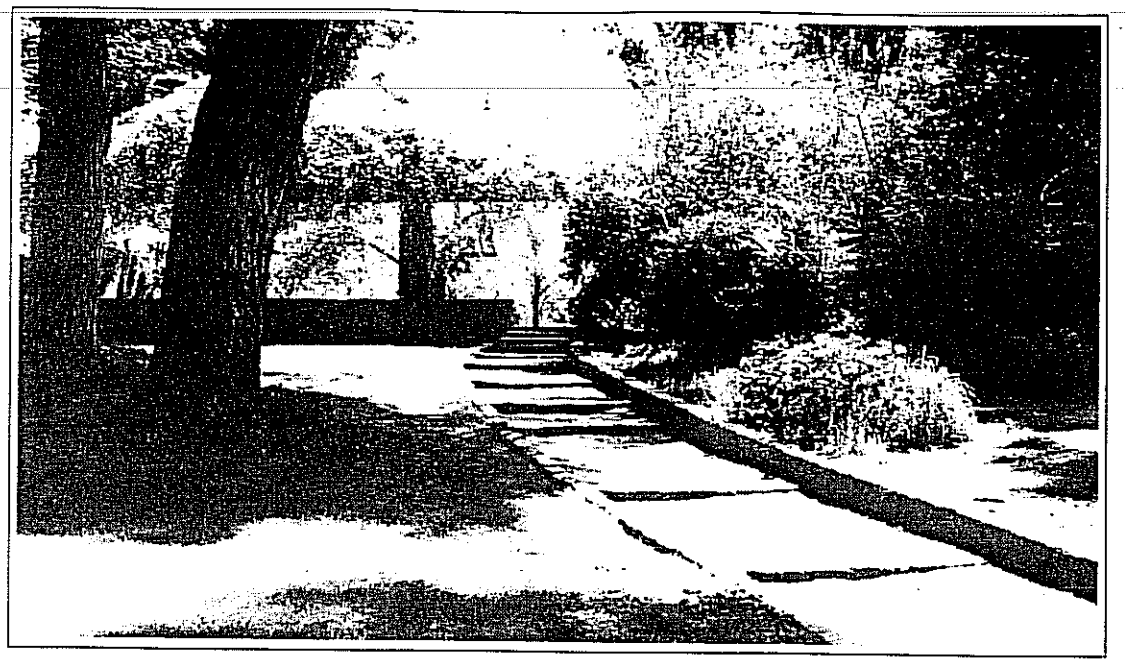
Stone trellis

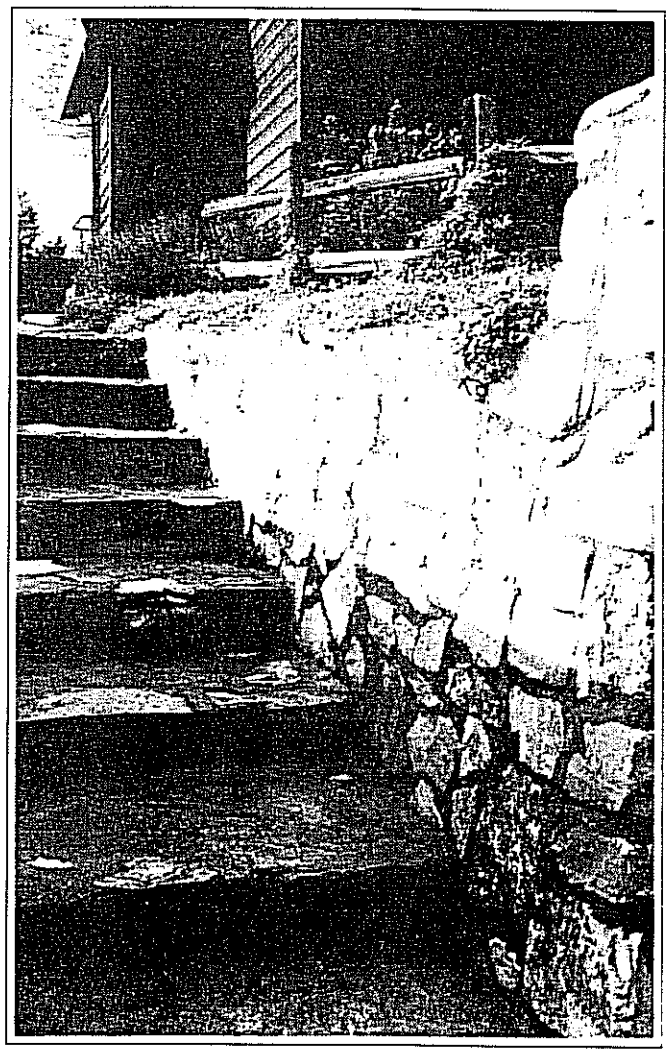
ROCKLIN
CIVIC CENTER
PLAN

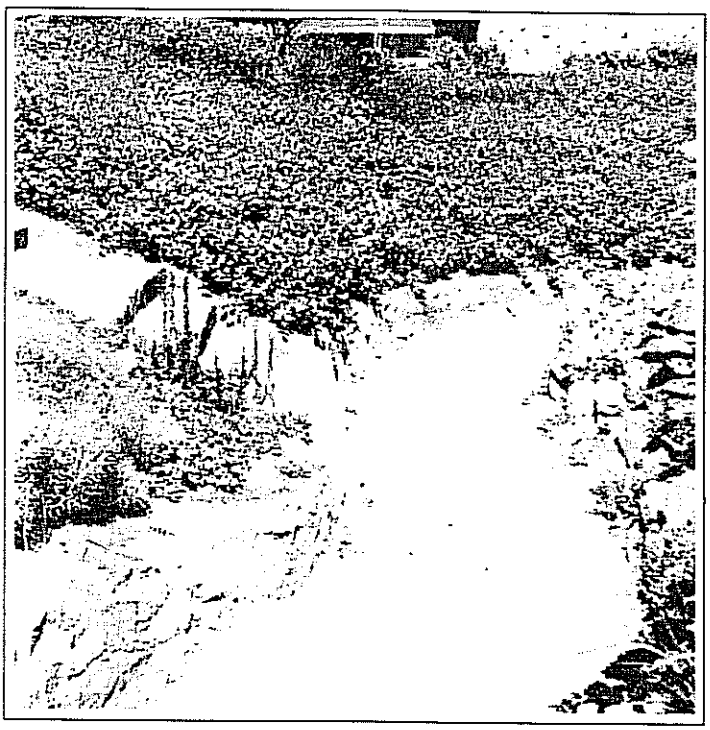
CIVIC CENTER DESIGN CONCEPTS

FIGURE 19

Steps to stone trellis







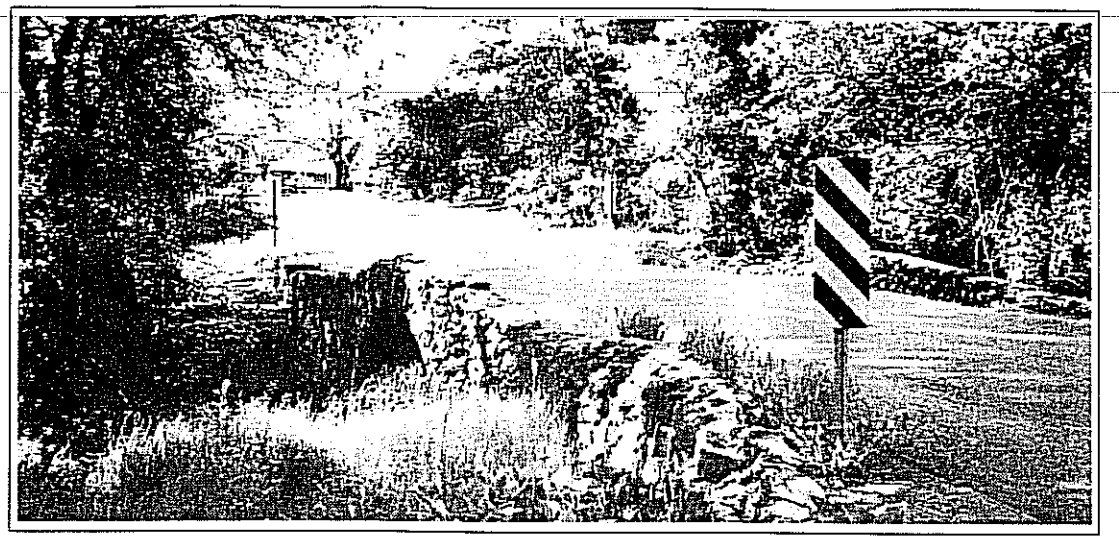
Stone lined path and steps

Stone steps and retaining wall

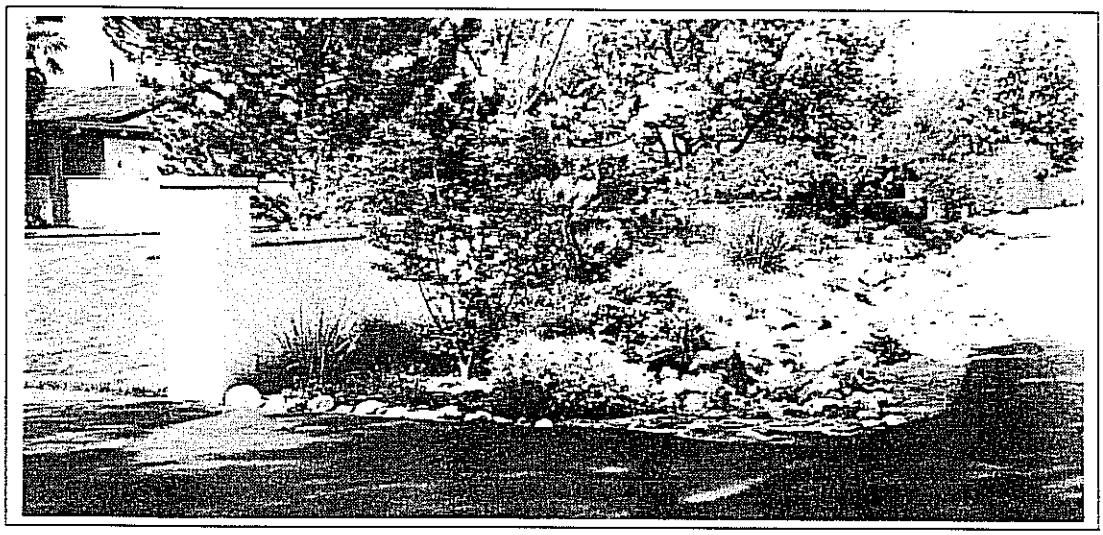
ROCKLIN CIVIC CENTER PLAN

CIVIC CENTER PATHWAYS

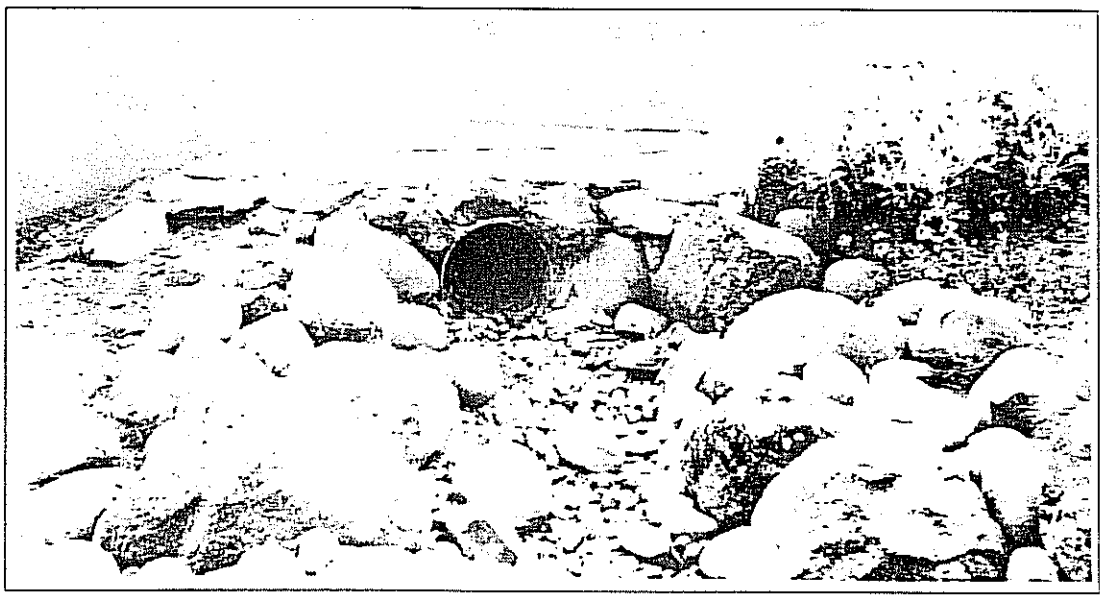
FIGURE 20



← Stone bridge



↑ Rock grouted gutter

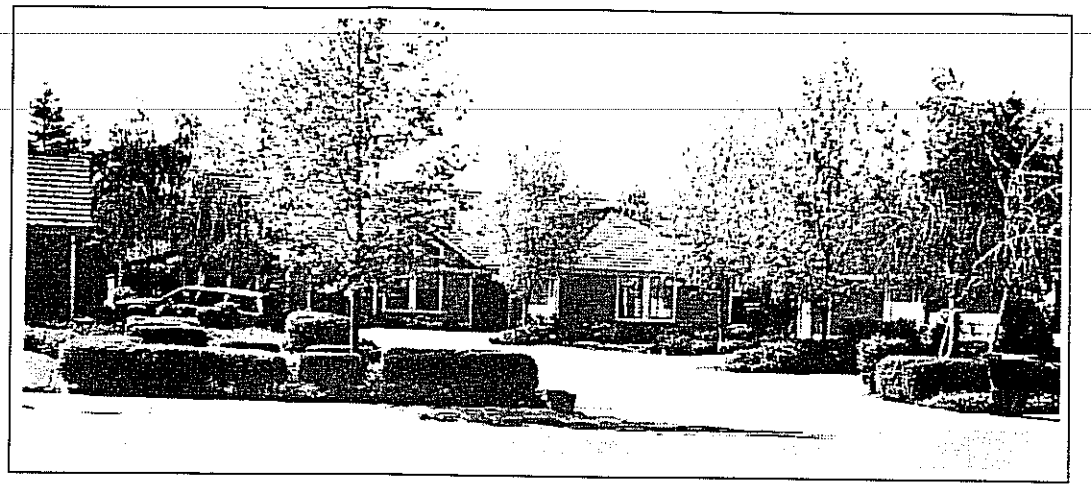


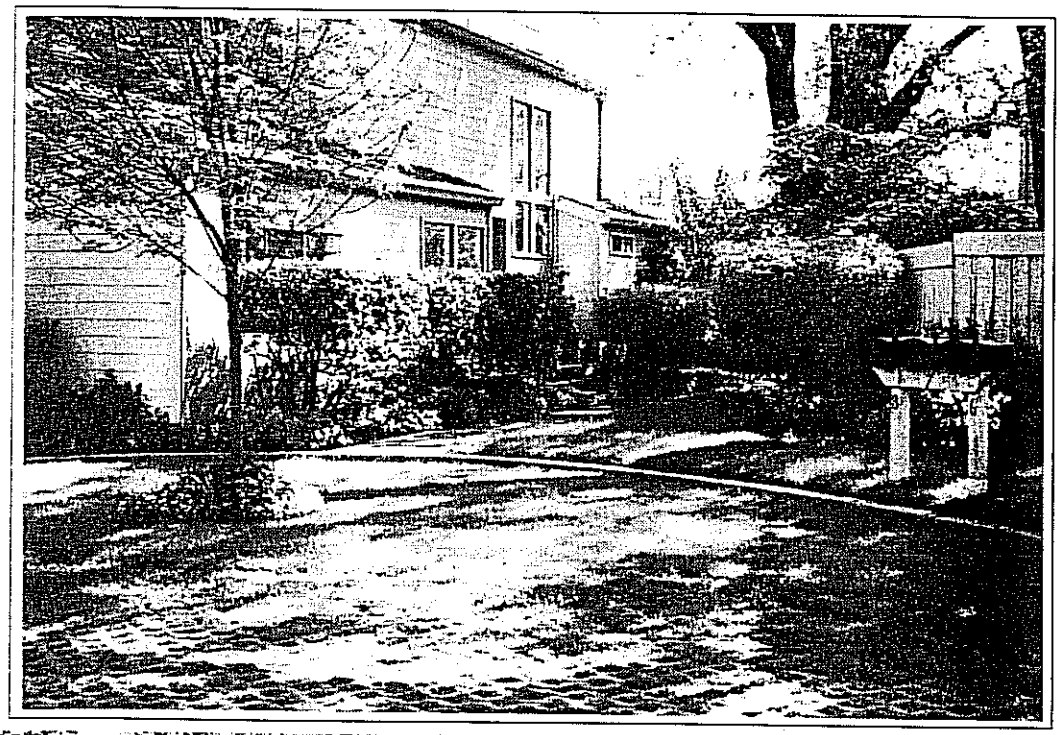
ROCKLIN
CIVIC CENTER
PLAN

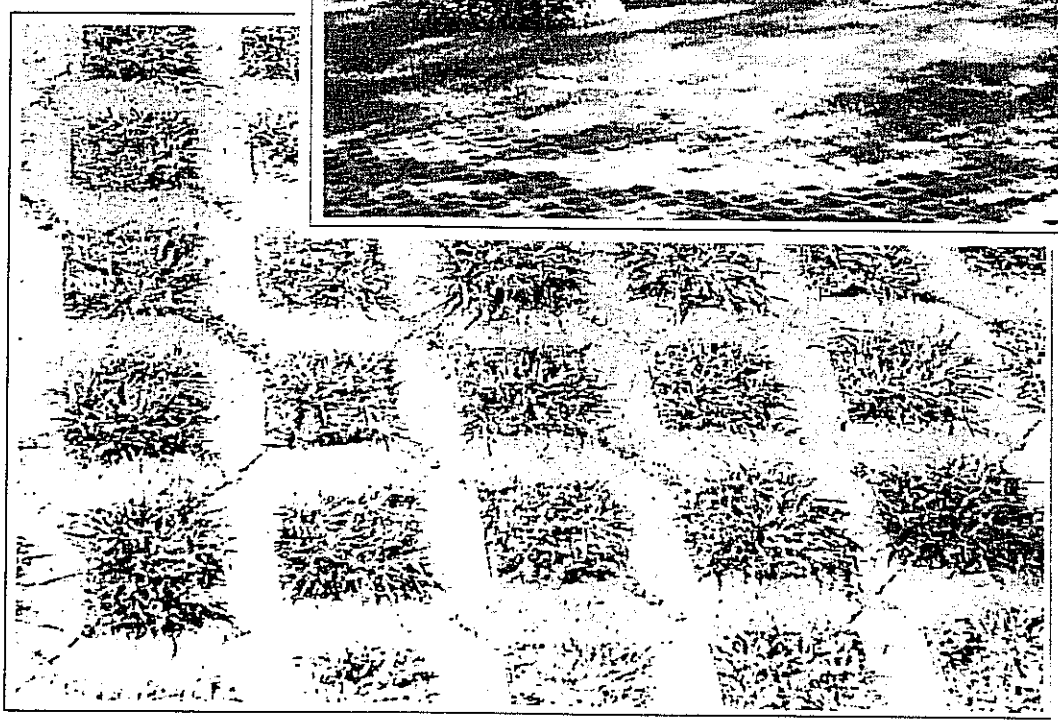
STREETSCAPE DESIGN
GUIDELINES

FIGURE 21

layers 21 Photos Border
file Rocklin Main







Grass pavers in parking areas

HRA

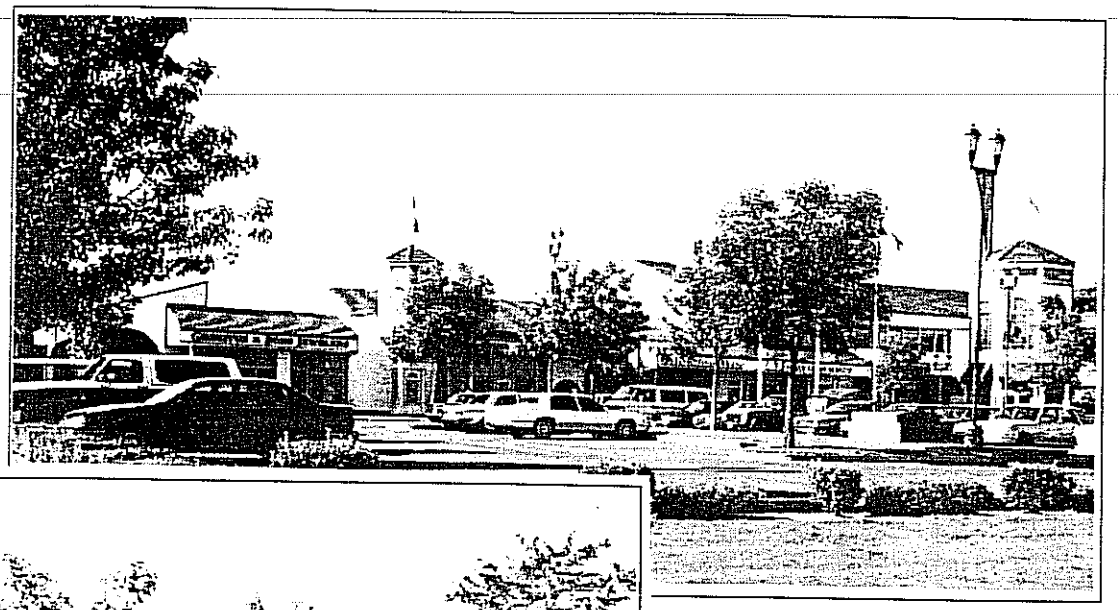
ROCKLIN
CIVIC CENTER
PLAN

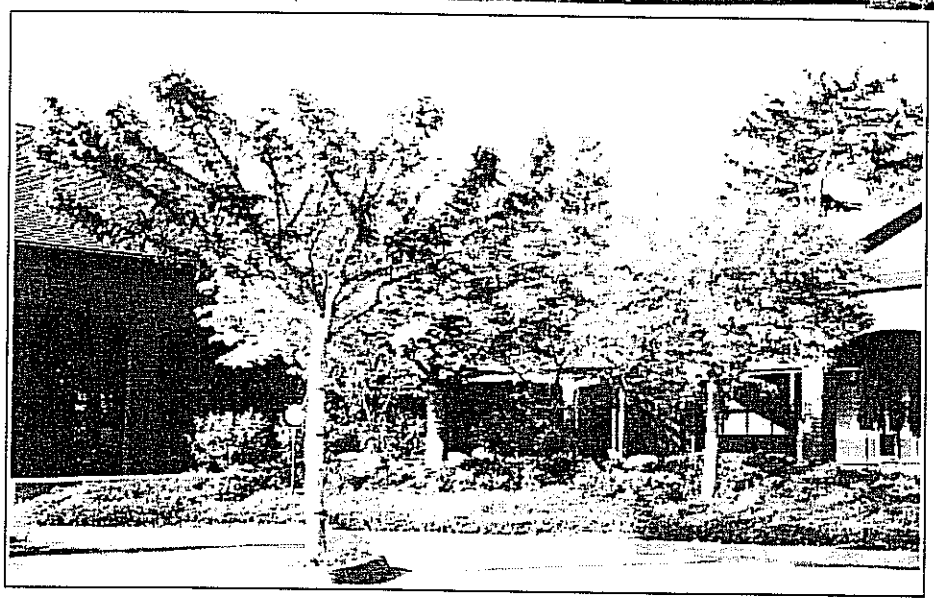
RESIDENTIAL AREA
GUIDELINES

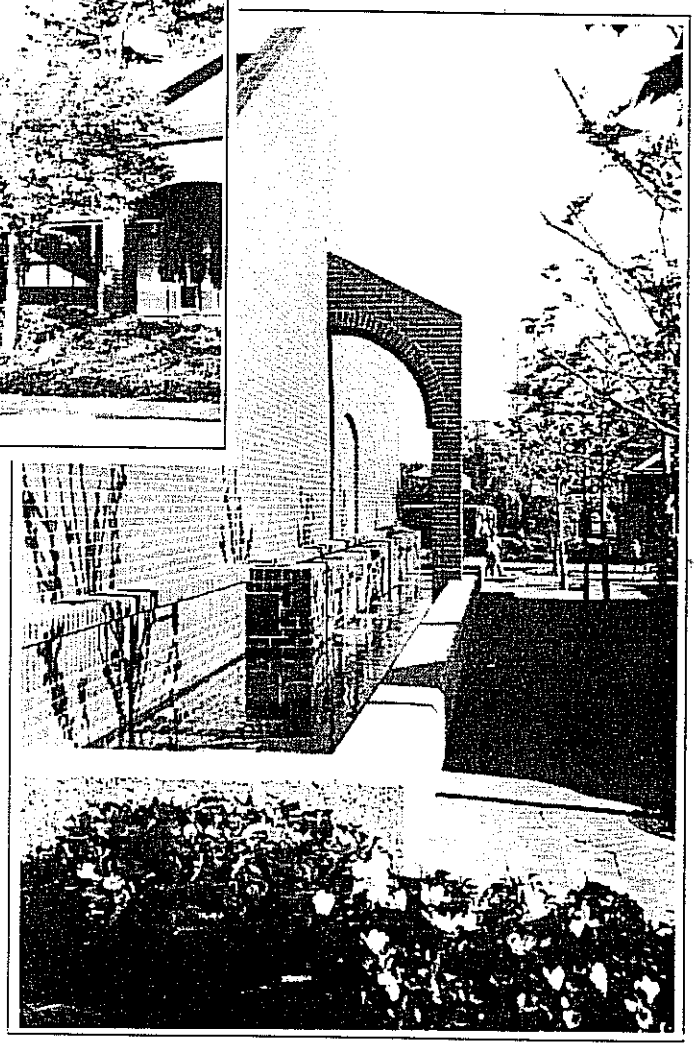
FIGURE 22

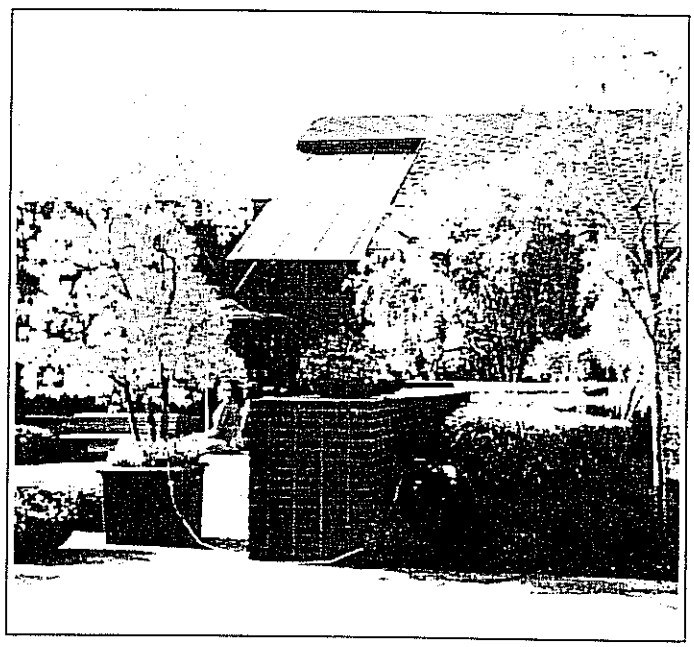
layers: 22 Photos Border
file: Rocklin Main

Trees used to break hard lines









Planters and water features

ROCKLIN
CIVIC CENTER
PLAN

COMMERCIAL AREA
GUIDELINES

FIGURE 23

BIBLIOGRAPHY

1. Rocklin Civic Center Rocklin Civic Center Plan - Existing Infrastructure, September 11, 1991.
2. Reclamation Plan for the Big Gun Granite Quarry, Rocklin, California, September 30, 1991.
3. Rocklin Civic Center Space Needs Study, April 1992.
4. Rocklin Municipal Code, Title 17, Zoning, 1991.
5. City of Rocklin General Plan, April 1991.
6. Rocklin Downtown Revitilization Plan and Design Guidelines, March 1988.
7. Rocklin - Past, Present, Future; Leonard M. Davis, 1981.
8. Rocklin Municipal Code, Title 16, Subdivisions, 1989.

List of Documents

1) f:\rccp\Chngzone

2) f:\rccp\Page 1

3) f:\rccp\Genplan

4) f:\rccp\Devstds

5) f:\rccp\Figures

6) f:\rccp\Desguide

7) f:\rccp\Tables

8) f:\rccp\Gendevpl

9) f:\rccp\People

10) f:\rccp\Intro

ORDINANCE NO. 745

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING OF A REZONING FROM VARIOUS RESIDENTIAL AND NON-RESIDENTIAL ZONES TO PLANNED DEVELOPMENT (PD) AND ADOPTING A GENERAL DEVELOPMENT PLAN TO PROVIDE FOR VARIOUS RESIDENTIAL AND NON-RESIDENTIAL USES (Rocklin Civic Center Plan/Z-95-02/PDG-95-03)

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. An Environmental Impact Report (EIR-92-04) for this project has been certified by the City Council.

B. The proposed zoning and general development plan is being considered concurrently with an amendment to the Land Use and Circulation Elements of the General Plan (GPA-95-03) which would designate the site for various land use designations, and is made conditional on approval of the GPA-95-03.

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 proposed 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 by the proposed 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.

H. The proposed Rocklin Civic Center Plan will expand the existing Civic Center so that it serves as a cultural and governmental focal point for the City. The Plan will allow for growth in the residential and commercial areas adjoining the Civic Center area consistent with the semi-rural ambiance of the area. The Plan will provide direction for future preservation of oak trees, and rock outcroppings, as well as create standards to

accommodate preservation of natural and cultural features. The Plan will also preserve a significant part of the City's heritage related to early development and quarrying.

I. The City Council specifically finds that, in order for the City's expressed goals in adopting the Rocklin Civic Center Plan to be met, the 2.2 acre parcel of land consisting of APNs 010-340-028, 029, 030, 031, and 032, on South Grove Street, as well as the undeveloped parcels fronting Winding Lane and Lost Avenue, should have a general development plan designation of RD-4. This designation will render the parcel compatible and consistent with the RD-4 plan designations for the surrounding properties, as well as with the existing density in the immediate surrounding area. Increased density in this location would have a specific, adverse impact upon that neighborhood's public health and safety, in that increased density would be unexpected in that area, and the public would not anticipate the increased traffic, parking congestion, and increased population. In addition, the Plan encourages development that is sensitive to natural land forms, and harmonious with the existing natural and built environment. The designation of RD-4 will allow the flexibility to pursue this development objective far better than an increased density alternative. The density of RD-4 will minimize grading, and avoid maximum encroachment on natural drainage.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties generally located south of Rocklin Road, west of South Grove Street, north of Evelyn Avenue and east of Pacific Street as shown on Exhibit A, attached hereto and incorporated by reference herein, from various residential and non-residential zones to Planned Development (PD); and adoption of the General Development Plan in the form attached hereto as Exhibit B **consisting of:**

1) **List of conditions for Rocklin Civic Center General Development Plan; and**
2) **Rocklin Civic Center Plan Volume I, excluding all appendices.**

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 Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993(c)(1) are met.

PASSED AND ADOPTED this 24th day September, 1996, by the following roll call vote:

AYES:	Councilmembers:	Lund, Dominguez, Yorde, Magnuson
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	Huson
ABSTAIN:	Councilmembers:	None

Ken Yorde, Vice Mayor

ATTEST:

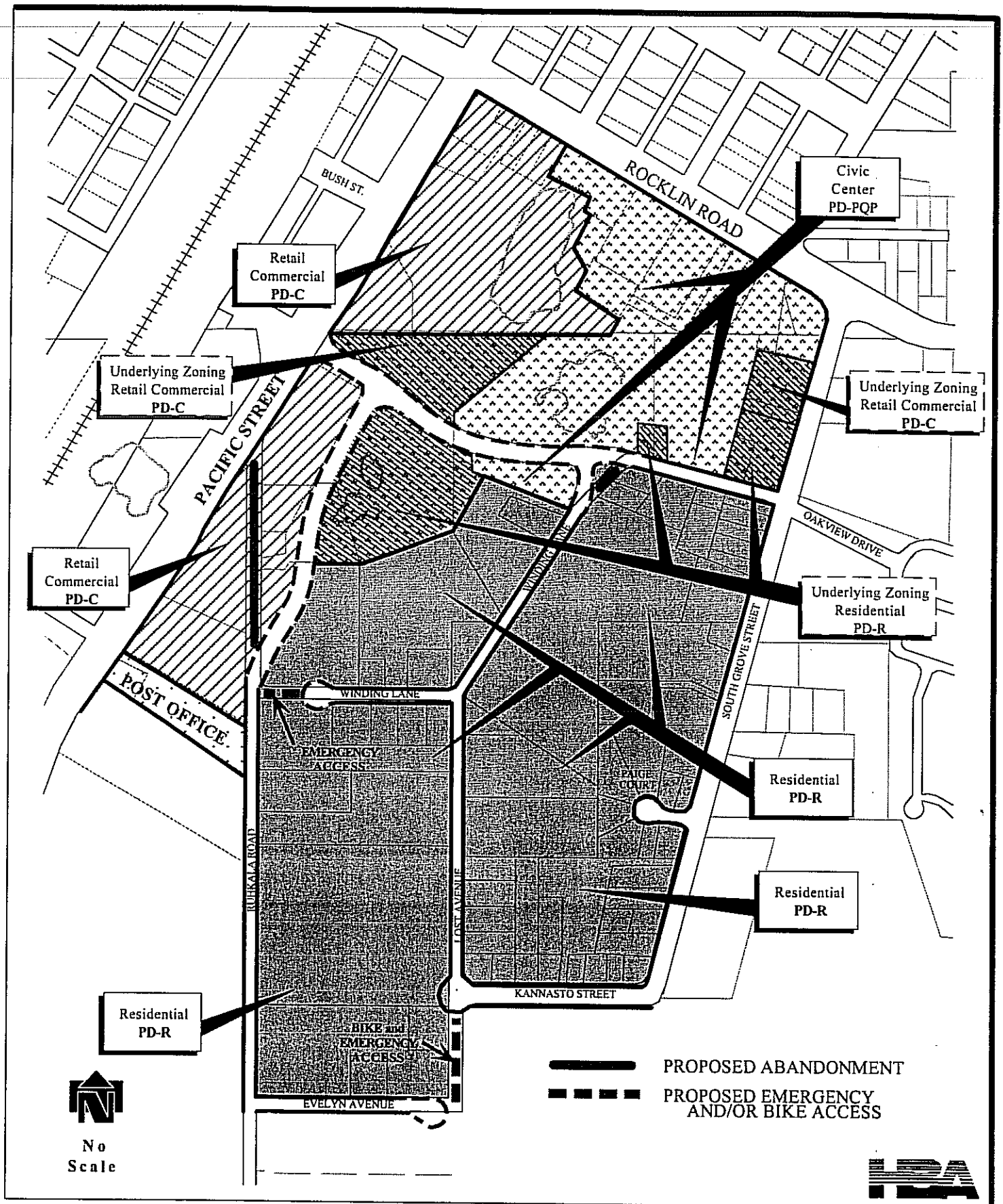
City Clerk

First Reading : 9-4-96
Second Reading: 9-24-96
Effective Date: 10-24-96

SGA/gbl
e:\clerk\ord\z9502a

The foregoing instrument is a correct copy of the original document on file in this office.

Attest: _____
City Clerk, City of Rocklin



ROCKLIN CIVIC CENTER PLAN

CHANGE OF ZONE (Z-95-02)

EXHIBIT A

layers: Zone Change text/Zone Change/prop/Base/Border
file: Rocklin Main

EXHIBIT B

ROCKLIN CIVIC CENTER PLAN, VOLUME I, JULY, 1996 (ON FILE IN CITY CLERK'S OFFICE & PLANNING DEPARTMENT) AND LIST OF CONDITIONS FOR ROCKLIN CIVIC CENTER GENERAL DEVELOPMENT PLAN (PDG-95-03)

(**Note:** The following conditions reflect mitigation measures identified in the Final EIR as well as conditions necessary to implement the project. Italics at the end of a condition reflect the mitigation number as identified in the Final EIR.)

1. Use of setbacks and access restrictions as required by the Plan and fencing, berms, and landscaping shall be required as a buffer between developments within the RD-8 and RD-4 residential areas.(*EMM-2)*

2. Developments with street frontages on Winding Lane, Lost Avenue, and Ruhkala Road shall, as a minimum requirement, construct half of the adjoining roadway plus ten feet of pavement on the opposite side of the centerline to the satisfaction of the City Engineer.(*GMM-2a*)

3 Roadways with street frontages on existing developed properties shall be constructed by the City of Rocklin as right-of-way is acquired. Off-site roadway construction shall be implemented as necessary with future tentative maps or specific plan use permits to minimize traffic.(*GMM-2b*)

CLIMATE AND AIR QUALITY

4. Construction equipment shall be used that considers emission factors and energy efficiency, and all equipment will be properly tuned and maintained throughout the duration of construction (*HMM-1a)*

5. The speed limit on unpaved roads shall not exceed 25 mph.(*HMM-1b)*

6. Electrical power shall be obtained from power poles instead of on-site diesel generators whenever possible.(*HMM-1c)*

7. Diesel-powered, low sulfur fuel, or electric equipment, in lieu of gasoline-powered engines shall be used whenever possible.(*HMM-1d)*

8. To reduce idling, construction crews shall be encouraged to shut off construction equipment when not in use.(*HMM-1e*)

9. Construction operations affecting traffic shall be scheduled for off-peak hours.(*HMM-1h)*

10. A traffic plan shall be developed, to the satisfaction of the City Engineer, for each development project to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service.(*HMM-1i)*

11. Obstruction of through-traffic lanes shall be minimized.(*HMM-1j*)

12. Final grading plans shall include the following requirements to minimize dust generation during construction:(*HMM-1k)*

    a. Water site as needed to keep the surface moistened and control dust.
    b. Water or cover stockpiles of soil that are stored on-site.
    c. Use chemical soil binders and/or revegetative materials on exposed surfaces that serve as side slopes on areas adjacent to the road bed.
    d. Provide a designated area of gravel, or other suitable material, to allow tire debris to be deposited before exiting onto improved city street.
    e. Prohibit grading during periods of high winds (generally 25 mph), as recommended by the PCAPCD.

13. Use asphalt materials that create the least amount of VOCs, roadway projects shall comply with District Rule 217, Cutback and Emulsified Asphalt Paving Materials.(*HMM-1l)*

14. Burning of vegetation removed during construction shall be prohibited as a condition of the grading permit. Materials shall be chipped and taken to appropriate disposal locations in consultation with the PCAPCD. The burning of construction/demolition debris or other illegal materials is prohibited.(*HMM-1m*)

15. All demolition activities shall comply with Section l9827.5 of the California Health and Safety Code, including but not limited to the removal/remediation of asbestos materials prior to demolition. (*HMM-1n*)

NOISE

16. Mufflers shall be provided for all heavy construction equipment and all stationary noise sources. Stationary noise sources will be located at least 300 feet from occupied residences or contractors shall be required to provide appropriate noise reducing engine housing enclosures.(*IMM-5a*)

17. Equipment warm up areas, water tanks, and equipment storage areas will be placed in a central area as far away from existing residences as feasible.(*IMM-5b*)

18. Noise attenuation measures shall be applied to all mechanical equipment utilized in pumping of any area used as a detention basin.

PUBLIC SERVICES AND UTILITIES

19. Maintenance and construction easements shall be offered to the City of Rocklin to all abandoned quarries proposed for storm water detention prior to the development of facilities within the midwest and south drainage areas. *(JMM-4)*

HAZARDOUS MATERIALS AND SAFETY

20. Prior to the development of any property containing or bordering on an existing quarry, the project applicant shall prepare a "Quarry Safety Protection Plan." The Quarry Safety Protection Plan shall identify public safety hazards associated with the abandoned quarries and shall specify the protection measures that will be implemented to ensure public safety. Safety protection measures to be considered shall include, but not be limited to: fencing to prohibit public access, installation of public hazard warning signs, installation of no swimming and no fishing signs, construction of walkways around the perimeter of the quarries, and the provision of lifesaving equipment. The Quarry Safety Protection Plan shall be approved along with any entitlement to develop properties containing a quarry.(*KMM-1)*

21. An engineering study to determine an appropriate method of stabilizing the west bank of the quarry adjacent to Ruhkala Road shall be prepared prior to additional traffic being allowed on Ruhkala Road. The west bank shall be replaced prior to or as a condition of the City's approval of development projects on adjacent parcels or the opening of Ruhkala Road to Woodside Drive.(*KMM-)*

CULTURAL RESOURCES

22. Prior to the physical alteration of any quarry, a complete archival research and archaeological field study shall be conducted to determine the legal significance and interpretive potential of all cultural resources inventoried within the Rocklin quarries complex. This investigation may include but not be limited to the following tasks:(*LMM-1*)

    a. Conduct an in-depth background study including literature search, review of newspapers, oral history interviews, etc.

b. Initiate a comparative study of remaining quarries in the vicinity of Rocklin to determine their data potential and integrity of content and setting and to place the Civic Center quarries complex into a regional context.

c. Perform in-depth field recording, mapping still and video documentation, and selected subsurface testing.

d. Based on the results of further archival research and archaeological field study, select heritage remains which are appropriate for conservation and interpretation.

e. Stabilize heritage remains prior to the interpretation.

23. In the event that any buried cultural resources are discovered during the course of project activities, project operations should immediately stop in the vicinity of the find until a qualified archaeologist has evaluated the situation. Upon determination of the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of sites that have outstanding cultural or historic significance.(*LMM-2a)*

24. Archaeological resources include artifacts offstage, shell, bone, or other natural materials. Associated with artifacts are hearths, house floors, and dumps. Historic artifacts include all byproducts of human use greater than 50 years old. Human burials, if encountered, require notification of the county coroner. Implementation of these mitigation measures would reduce the potential for disturbance to buried archaeological or historic resources to a level that is less than significant.(*LMM-2b)*

HYDROLOGICAL RESOURCES

25. The City of Rocklin shall obtain a General Construction Activity Storm water Permit from the State Water Resources Control Board prior to the initiation of area wide grading or other area wide ground-disturbing activities within the affected area of the Plan area. This permit shall be issued for the Plan, and all projects proposed within the Plan area must conform with the provisions of this permit.(*NMM-1a*)

26. All projects within the Plan area must obtain a grading permit from the City of Rocklin Engineering Department and must comply with erosion control measures stipulated by the permit. (*NMM-1*)

27. All project applicants must implement Best Management Practices (BMPs) for controlling erosion and surface water runoff during construction of Plan projects. BMPs will be specified in the General Construction Activity Storm water Permit and grading permit, and may include, but not be limited to, the following:

a. Minimize cut and fill, impervious coverage, and vegetation removal at the project site.
b. Discontinue grading, vegetation clearing, and excavation work during rainy season (October 15 to May 1).
c. Install permanent BMPs, including vegetation and pavement, prior to the beginning of the rainy season whenever possible.
d. If a project construction site will not be permanently covered or revegetated before the beginning of the rainy season: install temporary vegetation, stone and gravel mulch, or other protective ground cover and fence; remove slash and debris and excess spoil piles from the site; protect all stockpiled soil and fill material with sediment barriers and cover with plastic or other impervious material.
e. Install temporary boundary fencing to mark the limits of grading and clearing on a construction site.
f. Restrict construction traffic to predetermined routes to avoid soil disturbance and damage to vegetation.
g. Construct a temporary stabilized construction entrance pad using crushed stone or gravel.
h. Water site as needed to keep the surface moistened and control dust.
i. Apply oil treated subgrades of roads on permanent travel ways which are to be paved by the end of the grading season.
j. Install temporary construction exclusion fencing along the dripline of trees to be retained on site.
k. Used straw bale, filter fencing, or other mechanism to filter sediments from surface runoff prior to leaving site.
l. Use mulches or netting to temporarily stabilize soil and enhance short-term vegetation during construction or until permanent BMPs, including long-term vegetation, have been installed.*(NMM-1c)*

28. In the event quarries are used for a centralized drainage system in the Plan area, or as drainage detention for individual property owner's project(s), a water quality analysis shall be prepared and incorporation of appropriate BMPs for the construction and operation of storm water detention facilities are to be implemented at each quarry being used for detention. Storm water detention BMPs may include, but not be limited to, the following:

a. Excavate detention facility to required size and backfill the bottom with stone or gravel (1 -1/2 to 3 inches in diameter).

b. Place a layer of filter cloth over the stone or gravel and top with a layer of clean sand or 3/4 inch gravel. Empty basin and clean out trash and replace filter cloth periodically.

c. Equip each basin with an oil and grease trap and an easily accessible cleanout for removing sediment and trash.

d. Alternatively, construct a vegetated detention basin equipped with a resettling basin. The design of the presettling basin would be as described above, with a rock and gravel bottom, filter cloth, and oil and grease trap.*(NMM-2a)*

29. As an alternative to using the existing quarries for detention, individual properties in the midwest and south drainage areas shall be required to provide on-site storm water detention facilities. Storm water detention basins shall have sufficient capacity to attenuate cumulative runoff from the drainage area to less than or equal to the capacity of the existing outfall lines. BMPs for the construction and operation of storm water detention facilities, as described above, shall be implemented at each detention site. *(NMM-2b)*

30. As an alternative to on-site storm water detention, the capacity of the existing drainage outfall lines shall be increased to accommodate runoff from the 100-year storm.*(NMM-2c)*

31. Drop inlets shall be appropriately marked to indicate that the storm drain system outlets to natural drainages and creeks.*(NMM-2d)*

BIOLOGICAL RESOURCES

32. Surveys for List 1A and 1B species, as identified by the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (Skinner, et. al., 1994), shall be conducted by a qualified biologist throughout the area of potential effect for all development projects proposed within the Rocklin Civic Center Plan area. The project proponent shall provide the City of Rocklin with a report documenting the methods and results of such surveys as a condition of approval for a grading or building permit.*(OMM-3)*

33. Surveys for jurisdictional wetlands shall be conducted by a qualified biologist throughout the area of potential effect at the time of each development project proposed within the Rocklin Civic Center Plan area. If such wetlands are identified and would be impacted by the project, the project proponent shall provide the City of Rocklin with a wetlands delineation and mitigation plan

certified by the U.S. Army Corps of Engineers as a condition of approval for a grading or building permit.(*OMM-4)*

VISUAL RESOURCES

34. Outdoor lighting shall be hooded and directed downward to minimize direct light and glare impacts on adjacent residential areas.(*PMM-4)*

CLIMATE AND AIR QUALITY

35. The City of Rocklin shall encourage the implementation of appropriate transportation system management measures at the project site. These measures may include any of the following:

    a. Carpool/vanpool programs.
    b. Staggered work schedules, flexible work hours, compressed work weeks.
    c. Bus shelter(s) and/or bus turn-out(s).
    d. Bicycle storage facilities.
    e. Public transit and bicycle route information.(H*MM-2a*)

36. All wood-burning stoves installed in the project area must be EPA Phase II certified. (*HMM-2b*)

37. Install an electrical outlet at the front and back of a home for electrical yard equipment.(*HMM-3a)*

38. Plant one tree per lot. Homeowners can be expected to plant additional trees in rear yard areas for shade.(*HMM-3b)*

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