

EXHIBIT A

AMENDMENT TO STANFORD RANCH GENERAL DEVELOPMENT PLAN, XI. GENERAL DEVELOPMENT PLAN STANDARDS, SECTIONS A AND B (PDG-2000-05)

XI. General Development Plan Standards

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Commercial uses and shall be identified by the designation Commercial (C) use zone.

B. Commercial (C) Use Zone Regulations

1. Purpose.

To ensure the proper development and use of land and improvements to provide retail shopping and service commercial activities that meet the day-to-day needs of the residents of Stanford Ranch.

2. Permitted Uses.

- a. Book Store and Periodical Store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code;
- b. Churches;
- c. Coin-operated Laundry;
- d. Laundry or Dry Cleaners;
- e. Liquor Store;
- f. Personal Services, including but not limited to, beauty salons, barber shops, and dry cleaners;
- g. Pet Shop/Grooming Services;
- h. Plant Nursery Indoor Only;
- i. Offices and clinics, including financial institutions, ~~provided that no more than 30% of the floor area of any individual building is used for office or clinic purposes except as provided for in XI.B.7.~~
- j. Radio and/or Television Repair;
- k. Restaurants, Coffee Shop, Restaurant-Bar combination;

- l. Retail Sales;
- m. Theaters, adult/sex-oriented theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code; and
- n. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditionally Permitted Uses.

- a. Any permitted use with outside sales, display or outdoor storage;
- b. Arcade;
- c. Auto and marine related sales and services;
- d. Automotive service station;
- e. Billiard Rooms;
- f. Bowling Alleys;
- g. Car washes;
- h. Commercial Cluster;
- i. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- j. Convenience Stores;
- k. Day care facilities;
- l. Gasoline Station;
- m. Home Improvement Centers such as, a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint, wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products;
- n. Hotels / motels / lodging;
- o. Outdoor Plant Nursery;
- p. Outdoor restaurant seating of more than 2 tables or 8 chairs;
- q. Schools;
- r. Shopping Center;
- s. Veterinary clinic; and
- t. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements.

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities.

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public-view-by-fencing, landscaping, or other suitable methods.

6. Signs.

All signs erected or maintained within the C zone shall conform with the City of Rocklin Sign Ordinance.

7. Exception for Stanford Ranch Retail Center Phase II.

Subject to approval of a conditional use permit by the Planning Commission, the Stanford Ranch Retail Center Phase II may deviate from the standard set forth in XI.B.2.i. Provided that:

- i) This exception shall only apply to the site of the Stanford Ranch Retail Center Phase II, Parcels 2 and 3 created by the recording of tentative parcel map, DL-2000-05 and modified by boundary line adjustment, LLA-2000-36 and as shown on Exhibit 1, attached herein.
- ii) Office or clinic uses, including financial institutions, may not comprise more than 30% of the total building square footage of the shopping center as a whole.
- iii) The use permit, to insure compliance with ii above, shall specifically establish the total square footage of each individual structure within the commercial cluster complex that may be devoted to office or clinic purposes, including financial institutions, as the primary use.