

**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: 03/15/2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**CITIZENS ADDRESSING THE COMMISSION**

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

*All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.*

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

**WRITTEN MATERIAL INTRODUCED INTO THE RECORD**

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

**COURT CHALLENGES AND APPEAL PERIOD**

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

**FURTHER INFORMATION**

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

**Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.**

## **INTRODUCTION**

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. February 2, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## **CONSENT ITEMS**

**None**

## **PUBLIC HEARINGS**

7. **THIS ITEM IS BEING CONTINUED TO APRIL 19, 2016 IN RESPONSE TO A TECHNICAL ERROR TO ENSURE THAT THE PUBLIC HAS A FULL 20 DAYS TO REVIEW THE MITIGATED NEGATIVE DECLARATION AS REQUIRED BY LAW.**

### **STANFORD RANCH CONGREGATE CARE FACILITIES DESIGN REVIEW, DR2015-0010**

This application is a request for approval of a Design Review to allow the construction of four senior housing buildings, a total of approximately 116,850 square feet. The subject site is generally located approximately 550 feet westerly of the intersection of W. Stanford Ranch Road and Wildcat Boulevard. APN 017-081-067. The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Karenda MacDonald of Borges Architectural Group, Inc. The property owner is Stanford Ranch I, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Stanford Ranch Congregate Care Facility / (DR2015-0010)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Stanford Ranch Congregate Care Facility / (DR2015-0010)

**8. TACO BELL AT WEST STANFORD RANCH ROAD (STANFORD RANCH PARCEL 61)  
DESIGN REVIEW, DR2015-0013**

This application is a request for approval of a Design Review to allow the construction of a new Taco Bell restaurant with a drive-thru service window, parking, and landscaping. The subject site is located on the northeast corner of the intersection of West Stanford Ranch Road and Wildcat Boulevard. APN 373-030-058. The property is zoned Planned Development Business Professional/Commercial (PD-BP/C). The General Plan designation is Business Professional/Commercial (BP/C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Eldrick Alexander with VMI Architecture, Inc. The property owner is Keith Sherman Enterprises, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Taco Bell at West Stanford Ranch / DR2015-0013)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Taco Bell at West Stanford Ranch / DR2015-0013)

**NON PUBLIC HEARINGS**

**9. Informational Items and Presentations**

- a. Planning Commissioner Training Workshop - April 16, 2016
- b. Design Guidelines Committee Update and Utah Tour Results

**10. Reports and Discussion Items from Planning Commissioners**

**11. Reports from City Staff**

**12. Adjournment**

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

February 2, 2016  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www.rocklin.ca.us)

1. **Meeting Called to Order at 6:32 p.m.**
2. **Pledge of Allegiance was led by Commissioner Whitmore.**
3. **Roll Call**

Commissioner Martinez  
Commissioner Broadway, Vice Chairman  
Commissioner Sloan, *Excused*  
Commissioner McKenzie, Chairman  
Commissioner Whitmore

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Bret Finning, Interim Planning Services Manager  
Marc Mondell, Director of Economic & Community Development  
Laura Webster, Director of Long Range Planning  
Dara Dungworth, Associate Planner  
Dave Palmer, City Engineer  
David Mohlenbrok, Mgr. Environmental Services  
Jeffrey Tsumura, Assistant Planner  
Travis Jacobs, Assistant Planner  
Terry Stemple, Planning Commission Secretary

About 50 others

4. **Minutes** – Minutes of December 15, 2015 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** - None

Marc Mondell, ECD Director introduced Bret Finning as the new Interim Planning Services Manager and the Assistant Planners, Jeff Tsumura and Travis Jacobs.

**CONSENT ITEMS** – None

**PUBLIC HEARINGS**

7. **APPEAL OF FREESTANDING SIGN APPROVAL  
FOR ROCKLIN DEL RIO SELF STORAGE**

Continued from November 3, 2015



The Yankee Hill Estates Homeowners' Association has submitted an appeal to the administrative approval of the sign permit for the construction of the new freestanding sign at the northwest corner of Pacific Street and Americana Way for Rocklin Del Rio Self Storage.

Bret Finning presented the staff report.

The Commission had questions for staff regarding:

1. Status of existing sign permit
2. Public Utility Easements right-of-way interpretation (Page 11 of packet)
3. 2013 approval – signage condition

The Appellant, Franklin Burris, Yankee Hill Estates HOA President, addressed the Commission

Darren, Bevin, Attorney for the Yankee Hill Estates HOA, addressed the Commission.

The Commission had no questions for the Appellant.

Jan Haldeman, General Manager of Rocklin Del Rio Self Storage, addressed the Commission. He explained to the Commission that he has been looking for an alternate site for the sign for the last 6 months with not much luck. Meeks Lumber denied his request, however, Dawson Oil agreed to hang a fabric banner as a long term temporary sign for approximately 2 years on their property at Del Mar and Americana Way.

The Commission had no questions.

Chairman McKenzie opened up the public hearing. There being none the hearing was closed.

Additional Questions from the Planning Commission:

1. What authority does the Planning Commission have to make a decision for a sign in the right-of-way.
2. History of the project from 2013

Deliberations:

Commissioner Martinez does not support the sign. He feels it doesn't belong in that location. He has a conflict with staff's interpretation and how to reconcile it and believes the landscape easement is an extension of the City owned right-of-way.

Deputy Attorney, DeeAnn Gillick explained that the decision needs to be based on this appeal's facts.

Commissioner Whitmore also stated that he doesn't think it belongs at that location. He is looking at what the sign is and says and is it appropriate in the location and by virtue that it is the entry way into the neighborhood and not the self-storage, it doesn't belong there.

Commissioner Broadway stated that a review of our Ordinance 1006, Chapter 17.75 SIGNS ON PRIVATE PROPERTY Sections: 17.75.010 Purpose and intent states:

- D.6. The purposes of these limitations and requirements are to:  
*Preserve the quiet, low-traffic character of residential neighborhoods.*

Given that statement, he struggles to understand how a business directional sign located on a corner that directs traffic through a neighborhood would be consistent with preserving a quiet, low-traffic character of residential neighborhood and therefore feels the appeal is appropriate.

Commissioner McKenzie stated that from his perspective based on the approvals in 2009 and 2013 he has to fall back on the plain meaning of what those approvals said relative to the condition:

*All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign design(s) and location(s) as shown on Exhibit A, except as modified herein. Exhibit A is specific to the location and sign types.*

He finds that this sign should have come back to the Planning Commission for Design Review approval.

On a motion by Commissioner Whitmore and seconded by Commissioner Broadway, the Planning Commission granted the appeal of the freestanding sign for Rocklin Del Rio Storage, based on the following findings:

*Approval was made in conflict with the original planning and city council approvals relative to signs in that review and approval of the Planning Commission was necessary due to the change in the approved design review for the signs. Additionally, approval was made in error as placement of the sign in its current location does not preserve the quiet, low-traffic character of residential neighborhoods.*

AYES: Martinez, Whitmore, Broadway, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

Discussion continued regarding the possible future application and removal of the existing sign.

There was consensus of the Planning Commission that the fabric banner temporary sign is not consistent with the sign ordinance and would not be allowed.

Marc stated that Staff's position on a future application, is that it would be brought back to the Planning Commission for any of these locations.

Marc Mondell explained that the Commission cannot demand the removal of the sign by a certain date but they are aware that the sign must be removed and if it is not removed by some point in time, it would then become a Code Enforcement issue which has a process that would be followed.

**8. VERIZON WIRELESS @ PACIFIC STREET  
 DESIGN REVIEW, DR2014-0014  
 CONDITIONAL USE PERMIT, U2014-0008**

**Continued from December 15, 2015**

This application is a request for approval of a Design Review and Conditional Use Permit for a new wireless telecommunications facility including 12 panel antennas and associated equipment mounted on a 75-foot tall simulated water tower and tank and a back-up emergency diesel generator. The subject property is located at 4335 Pacific Street, APN: 045-021-009. The property is zoned Heavy Industrial (M-2). The General Plan designation is Heavy Industrial (HI).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Sacramento Valley Limited Partnership DBA Verizon Wireless. The property owner is Road Safety, Inc.

Dara Dungworth presented the staff report.

The Commission had no questions for staff.

Applicant, Michelle Ellis, Verizon Wireless, addressed the Commission.

The Commission had questions for the applicant regarding:

1. Powerlines and telephone lines interrupting service
2. High point to lower point
3. Industrial area off of Del Mar as option
4. Reason for water tower

The Commission had questions for staff regarding:

1. Is staff supportive of anything taller than 50'

The hearing was opened to the public for their comments.

1. Bill Mitchell, Rocklin stated he is opposed to anything at this height
2. Franklin Burris, Rocklin, stated he likes the location and would support the 50' height

There being no further comments, the hearing was closed.

#### **Commission Deliberation/Discussion:**

Commissioner Martinez feels this location is not the right spot to go to 75'. He can support staff's recommendation of 50'

Commissioner Whitmore stated he is okay with 50' but cannot support 75'

Commissioner Broadway concurred with the other Commissioners and reiterated that he cannot support the project with a height of 75 feet.

Chairman McKenzie also concurred with the other Commissioners and stated he could support the 50' height.

On a motion by Commissioner Martinez and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Verizon Wireless on Pacific Street / DR2014-0014 and U2014-0008) was approved by the following vote:

AYES: Martinez, Whitmore, McKenzie  
 NOES: Broadway  
 ABSENT: Sloan

ABSTAIN: None

On a motion by Commissioner Martinez and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow the Operation of a Wireless Telecommunications Facility (Verizon Wireless On Pacific Street / U2014-0008) was approved by the following vote:

AYES: Martinez, Whitmore, McKenzie  
 NOES: Broadway  
 ABSENT: Sloan  
 ABSTAIN: None

On a motion by Commissioner Martinez and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review to Install a Wireless Telecommunications Facility (Verizon Wireless on Pacific Street / DR2014-0014) was approved by the following vote:

AYES: Martinez, Whitmore, McKenzie  
 NOES: Broadway  
 ABSENT: Sloan  
 ABSTAIN: None

**9. CENTER AT SECRET RAVINE TIME EXTENSION  
 TENTATIVE PARCEL MAP, DL-2016-0001**

This application is a request for approval of a one-year extension of time for the previously approved project:

Center at Secret Ravine (DL-2009-03) – A tentative parcel map to allow the subdivision of 4.986 ± acres into 4 lots.

The proposed project site is generally located on the east side of Sierra College Boulevard, approximately 700 feet south of intersection/interchange of Sierra College Boulevard and Interstate 80, in the City of Rocklin. The Assessor's Parcel Number is 045-053-067.

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2011-144.

The property owner and applicant is Rocklin Holdings, LP.

Jeff Tsumura presented the staff report.

The Commission had no questions for staff.

Applicant, Tiffany Wilson, addressed the Commission.

The Commission had no questions for the applicant.

The hearing was opened to the public for their comments. There being none the hearing was closed.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Extension of a Tentative Parcel Map (Center at Secret Ravine Time Extension / DL2016-0001) was approved by the following vote:

AYES: Broadway, Martinez, Whitmore, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

**10. ROCKLIN PARK SENIOR LIVING TIME EXTENSION  
 CONDITIONAL USE PERMIT, U-2016-0001**

This application is a request for approval of a one-year time extension of a Conditional Use Permit (U-2013-03) to convert the existing Rocklin Park Hotel and operate a senior living facility, including independent and assisted living in a Planned Development Commercial (PD-C) zone.

The subject property is located at 5450 China Garden Road, approximately 0.35 miles from the intersection of Aguilar Road and China Garden Road. APN 045-110-067.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through resolution PC-2013-64.

The property owner and the applicant is Omkar Rocklin, Inc.

Jeff Tsumura presented the staff report.

The Commission had no questions for staff.

Applicant, Bill Mitchell, Land Development Services, addressed the Commission.

The Commission had no questions for the applicant.

The hearing was opened to the public for their comments.

1. Tony Vigil, Rocklin, expressed concerns about the greenbelt between the residential project and the hotel being in complete disrepair.
2. Chris Maffer, Secret Ravine HOA, expressed concerns about the detention pond and the hotel's disrepair
3. Sharon Vigil, Rocklin, stated her concerns about the maintenance of the property

There being no further comment, the hearing was closed.

Questions for Staff:

Commissioner McKenzie stated he was on the Commission when this was originally approved and remembers the conditions of the lighting, noise and maintenance. He asked staff if conditions could be added to the extension regarding the state of the property.

Commissioner Martinez asked staff if the City was aware of the property maintenance issues. Staff indicated that they were not aware of the issues.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Time Extension of a Conditional Use Permit to Allow the Conversion of the Rocklin Park Hotel Into and For the Operation of a Senior Living Facility in a PD-C Zone (Rocklin Park Senior Living Time Extension / U2016-0001) was approved by the following vote:

AYES: Broadway, Martinez, Whitmore, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

## NON PUBLIC HEARINGS

### 11. Informational Items and Presentations

- a. Final Landscape Template – Marc Mondell

### 12. Reports and Discussion Items from Planning Commissioners –

- Taco Bell at Wildcat and W. Stanford Ranch Road
- Strategic Plan meeting highlights
- Staff consideration for public involvement on potentially controversial projects.
  - Marc Mondell stated that staff's strong opinion is that the system works. However, staff has decided to post the project referrals on the website for public information.

### 13. Reports from City Staff – Planning Commission meeting of February 16, 2016 will be cancelled.

### 14. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Terry Stemple  
 Assistant City Clerk

*Approved at the regularly scheduled  
 Meeting of \_\_\_\_\_, 2015*



## City of Rocklin Economic & Community Development Department

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### **Planning Commission STAFF REPORT**

#### **Taco Bell at West Stanford Ranch Design Review, DR2015-0013**

**March 15, 2016**

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#### **Recommendation**

Staff finds the proposed project, subject to the recommended conditions of approval, to be consistent with the applicable General Plan designation, zoning as set forth in the Stanford Ranch General Development Plan, and the Citywide Design Review Guidelines. Staff further finds the proposed project to be compatible with the surrounding commercial and residential development.

To facilitate Planning Commission discussion and possible action, the following documents have been provided:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Taco Bell at West Stanford Ranch / DR2015-0013)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Taco Bell at West Stanford Ranch / DR2015-0013)

#### **Application Request**

This application is a request for approval of a Design Review entitlement to allow for the construction and operation of a 2,557 square foot Taco Bell restaurant with a drive-through service window and associated parking, hardscape, landscaping, and trash enclosure on an approximately 1.3 acre parcel.

#### **Location**

The subject property is generally located at the northeast corner of Wildcat Boulevard and West Stanford Ranch Road. APN 373-030-059.



Planning Commission Staff Report  
 Re: Taco Bell at West Stanford Ranch  
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**Vicinity Map**

### Owner/Applicant

The property owner is Stanford Ranch 1, LLC and the applicant is Eldrick Alexander of VMI Architecture of behalf of Keith Sherman Enterprises, Inc.

### Background and Site Characteristics

The project site, a portion of Stanford Ranch Large Lot Parcel 61, was previously rough graded as part of mass grading done for the development of the adjacent streets and residential subdivision. Generally, the project site slopes down from the West Stanford Ranch Road frontage north toward Pleasant Grove Creek.

The project site was annexed into the City of Rocklin in 1980 and designated Business Professional/Commercial (BP/C). In 2014, a Tentative Parcel Map was approved to subdivide the approximately 4.4-acre large lot property into four parcels, one of which is the project site. In May 2015, the Planning Commission approved a Design Review to allow mass grading of the parcel map area, the construction of the driveways, and a masonry wall to buffer the existing residential homes on Poppy Circle from the future commercial development which is now under construction. On June 2, 2015, the Planning Commission approved a Conditional Use Permit and Design Review for the Goddard School, an infant through pre-kindergarten daycare and preschool on the rear



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Re: Taco Bell at West Stanford Ranch  
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parcel (Parcel 3 of the parcel map). The Goddard School improvement plans and building permit plans are currently being processed by the City.

### **Surrounding Land Uses**

	General Plan	Zoning	Existing Land Use
Site:	Retail Commercial (RC)	Planned Development-Business Professional/Commercial (PD-BP/C)	Vacant
North:	RC	PD-BP/C	Undeveloped Parcel 4 and Fire Station #3
East:	RC	PD-BP/C	Undeveloped Parcel 2 (beyond which is an existing Single Family Residential subdivision)
South:	MDR	PD-6	Single Family Residential (Two Oaks Subdivision across West Stanford Ranch Road)
West:	Business Professional/Commercial/Light Industrial (BP/COMM/LI)	Planned Development Business Professional/Commercial/ Light Industrial (PD- BP/C/LI)	Vacant-portion of Oracle campus not developed (Across Wildcat Boulevard)

### **Environmental Determination**

The project was determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines under Section 15332 – In-Fill Development Projects. For a more in-depth discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption attached to the draft resolution approving said exemption.

### **General Plan and Zoning Compliance**

The property is located within the Stanford Ranch General Development Plan area and is zoned Planned Development Business Professional/Commercial (PD-BP/C), the underlying General Plan designation is Retail Commercial (RC). These land use designations were placed on the project site in 1987 and have always included restaurants, including fast food restaurants, as a permitted use. The proposed restaurant does require approval of a design review entitlement for the project

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Re: Taco Bell at West Stanford Ranch  
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architecture, signage, site layout, and landscaping as do all commercial, industrial, and multi-family developments.

Staff has reviewed the proposed project and found that, subject to the approval of the design review, it is consistent with both the zoning and General Plan.

**Design Review (DR2014-0008)**

**Site Layout, Access, and Parking**

The restaurant is proposed on the northeasterly corner of Wildcat Boulevard and West Stanford Ranch Road. Access is provided from two shared driveways, one off of West Stanford Ranch Road and one off of Wildcat Boulevard that were previously approved and are currently under construction. The project does not include any outdoor seating. Adequate stacking for the drive-through service window is provided within the drive-through lane and the parking lot.

Pursuant to the City of Rocklin's off-street parking standards, the project is required to provide 17 parking spaces (one space per three fixed seats) and 36 spaces are proposed.

**Building Architecture and Signage**

The proposed architecture for the building is consistent with the City Design Review Criteria, using colors and materials including concrete stone veneer on various elements of the facades, stucco in various earth-toned colors, metal louver elements, and decorative light fixtures. The project proposes building signage on the west, north, and south elevations facing the street frontages and a monument sign near the corner on West Stanford Ranch Road. Additional directional and drive-through signage including a menu board and canopy are included in the proposal. The signs are consistent with the Design Review Criteria and the Sign Ordinance.

**Landscaping and Site Lighting**

The proposed on-site landscaping is consistent with the City's Design Review Criteria and the proposed off-site (right-of-way) landscaping is consistent with the Stanford Ranch General Development Plan, both employing a mix of various species of trees, shrubs, and groundcovers. Site lighting is conditioned to be decorative fixtures that match those approved with the Goddard School.

*Prepared by Dara Dungworth, Associate Planner*

DD/

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
APPROVING A NOTICE OF EXEMPTION

Taco Bell at West Stanford Ranch  
(DR2015-0013)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Taco Bell at West Stanford Ranch (DR2015-0013) ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15332- In-Fill Development Projects; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

AYES: Commissioners:  
NOES: Commissioners:  
ABSENT: Commissioners:  
ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

## NOTICE OF EXEMPTION

**TO:** County Clerk, County of Placer  
2954 Richardson Blvd.  
Auburn, CA 95604-5228

**FROM:** City of Rocklin  
Economic and Community Development  
3970 Rocklin Road  
Rocklin, CA 95677

**Project Title:** Taco Bell at West Stanford Ranch (DR2015-0013)

**Project Location - Specific:** The subject property is located at the northeast corner of Wildcat Boulevard and West Stanford Ranch Road, APN 373-030-059.

**Project Location - City:** Rocklin, CA; County: Placer

**Description of Nature, Purpose and Beneficiaries of Project:** This application is a request for approval of a Design Review entitlement to allow for the construction and operation of a 2,557 square foot Taco Bell restaurant with a drive-through service window and associated parking, hardscape, landscaping, and trash enclosure on an approximately 1.3 acre parcel.

**Name of Public Agency Approving Project:** City of Rocklin

**Name of Person or Agency Carrying Out Project:** The applicant is VMI Architecture, Inc., Attn: Eldrick Alexander, 637 5<sup>th</sup> Avenue, San Rafael, CA 94901 (415) 451-2500 ext. 15.

**Exempt Status (Check one):**

☒ X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15332  
– In-Fill Development Projects

**Reasons why the project is exempt.** The project involves the construction of a 2,257 square-foot restaurant as described above. Class 32 exemptions consist of projects characterized as in-fill development meeting the conditions described below:

**1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the zoning designation and regulations.**

*The project site is designated in the General Plan as Business Professional/Commercial (BP/C). The purpose of the BP/C designation is to:*

- A. *To preserve flexibility in the marketing and development process by making land available for a variety of business/professional office and retail commercial development.*
- B. *The use of innovative development and planning techniques to promote flexibility in land use is encouraged.*

*The property's zoning is Planned Development Business Professional/Commercial (PD-BP/C) which allows for business professional and retail commercial land uses which implement the goals and policies contained within the General Plan for BP/C development.*

- 2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

*The project site is located within the city limits on a property that is currently 1.26 +/- gross acres in size. The site is substantially surrounded by urban uses, included but not limited to, medium density residential development, a fire station and open space.*

- 3. The project site has no value as habitat for endangered, rare, or threatened species.**

*The site has been previously graded, is currently vacant and is mostly surrounded by other developed properties. No rare, endangered, or threatened species are known or suspected to exist on the project site. Most of the surrounding vicinity has been developed in an urban fashion. Given the above, the site is not considered to have any significant value as a habitat for any endangered, rare, or threatened species.*

- 4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

*Approval of the project would allow new business professional/retail commercial development on the site. Adjacent land is mostly developed and existing infrastructure was sized and installed to accommodate such development. Traffic and air quality effects from the current use of this site are consistent with those that were anticipated in the City's General Plan EIR. Significant noise and water quality effects are not anticipated with the development of a drive-through restaurant.*

- 5. The site can be adequately served by all required utilities and public services.**

*The project site is located within an existing urbanized area where infrastructure was sized and installed to accommodate permitted uses in the area.*

The construction of a 2,557 square-foot restaurant with drive-through service window and the associated site work as described above are consistent with the exemption class descriptions noted and are exempt pursuant to Class 32 of the CEQA Guidelines.

**Contact Person:** Marc Mondell, Economic and Community Development Department Director

**Date received for Filing:** \_\_\_\_\_

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**Signature:** Marc Mondell, Economic and Community Development Department Director

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Taco Bell @ West Stanford Ranch\Meeting Packets\02 Taco Bell at W Stanford Ranch Reso and NOE 15332 (2016).doc

PLANNING COMMISSION RESOLUTION PC-2016-  
RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Taco Bell at West Stanford Ranch / DR2015-0013)

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

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

A. Design Review (DR2015-0013) allows the construction of a 2,557 square foot Taco Bell restaurant with a drive-through service window and associated parking, hardscape, landscaping, and trash enclosure on an approximately 1.3 acre parcel. (APN 373-030-059)

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution No. PC-2016-xx.

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

H. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the existing street patterns.

I. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for Taco Bell at West Stanford Ranch (DR2015-0013) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
- b. Solid Waste Disposal – The applicant shall install a masonry trash enclosure with solid metal gates to the satisfaction of the Economic and Community Development Director. The location and design of trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 14 feet (to

accommodate two trash bins), and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)

- c. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer. (FINANCE, ENGINEERING, PUBLIC WORKS)

## 2. Schools

At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

## 3. Improvements / Improvement Plans

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer and the Economic and Community Development Director.

The project improvement plans shall include the following:  
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s). The grading and drainage plan shall include the following:
  - i) Stormwater Management
    - 1) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge



Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer). All specified treatment systems and hydromodification controls shall be privately owned and maintained.  
(BUILDING, PUBLIC SERVICES)

- 2) Prior to issuance of improvement plans, unless waived by the City Engineer, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following:  
(CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

- a) Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
- b) Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
- c) A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord

with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

- 3) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - 4) Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - 5) Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
- iv) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
  - v) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
- b. All on-site standard improvements, including but not limited to:
    - i) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where

necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii) To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits.
- d. The following on-site and off-site special improvements:
  - i) If not already constructed and prior to a Certificate of Occupancy, the access driveways from West Stanford Ranch Road and Wildcat Boulevard, in substantial conformance with the approved Exhibit A for the Stanford Ranch Parcel 61 Improvements Design Review (DR2015-0007) and to the satisfaction of the City Engineer.
  - ii) If required by the City Engineer, the project shall repair, modify, or install, or reimburse the City for the costs of, the sidewalks if impacted by the construction of the project.
  - iii) Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by grading of the project site and/or other portions of former Parcel 61 but not developed.
- e. Improvement plans shall include landscape and irrigation plans for the installation of off-site landscaping in the public right-of-way along West Stanford Ranch Road and Wildcat Boulevard adjacent to the subject parcel. The off-site landscape and irrigation plans shall comply with Condition 6 below.
- f. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans):
  - i) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that

will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- ii) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- iii) During construction, the contractor shall minimize idling time to a maximum of five minutes for all diesel powered equipment.
- iv) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

- ix) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x) All construction equipment shall be maintained in clean condition.
- xi) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii) All exposed surfaces shall be re-vegetated as quickly as feasible.
- xiii) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xiv) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- xv) Processes that discharge two pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- xvi) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- xvii) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- xviii) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an

appropriate recycling site, or if a site is not available, a licensed disposal site.

- xix) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- f. The developer shall comply with the following, which shall be included as project notes on the improvement plans: (ENGINEERING, PUBLIC SERVICES)
- i) If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall

be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

- ii) The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).

If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a brake in construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September- January), a survey is not required and no further studies are necessary.

- iii) If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor

shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

4. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC WORKS)

5. Landscaping

a. Final landscape plans for the on-site landscaping shall be provided by the developer and approved by the Economic and Community Development Director. The landscape plans shall comply with the following requirements (PLANNING):

- i) The landscaping plan shall be prepared by a landscape architect and shall include:
  - (1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials.



Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

- (2) A section diagram of proposed tree staking.
- (3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
- (4) Provision for the shading of the parking lot spaces by shade trees planted at a minimum of one for every five parking spaces.
- (5) Granite or moss rock boulders along the planting strips.
- ii) The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

#### 6. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along West Stanford Ranch Road and Wildcat Boulevard. The agreement shall stipulate that the City of Rocklin shall maintain the irrigation system and the property owner shall maintain all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING, PUBLIC SERVICES)

7. Lighting

The lighting design plan shall comply with the following and be approved by the Economic and Community Development Director. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off decorative lighting fixtures to match those approved with the Goddard School shall be used and mounted such that all light is projected directly toward the ground.
- b. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light.
- c. Building-mounted lighting shall be down-lit, decorative, and to the satisfaction of the Economic and Community Development Director.

8. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin, the Citywide Design Review Guidelines, and the sign design(s) and location(s) as shown on Exhibit A, except as modified herein. (PLANNING)

- a. All building mounted signage shall consist of individual internally illuminated or halo letters and logos.
- b. The monument sign shall be located outside of any public utility easements.
- c. Prior to building permit issuance, the monument sign shall be modified to include the project site address, to the satisfaction of the Economic and Community Development Director.

9. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground or roof mounted shall be screened from view from all public rights of way to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate

that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

10. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Economic and Community Development Director. (PLANNING)

11. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Low nitrous oxide (NO<sub>x</sub>) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

12. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

13. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)
- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

14. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's Planning Commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

15. Validity

This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 15<sup>th</sup> day of March, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

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Chairman

ATTEST:

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Secretary

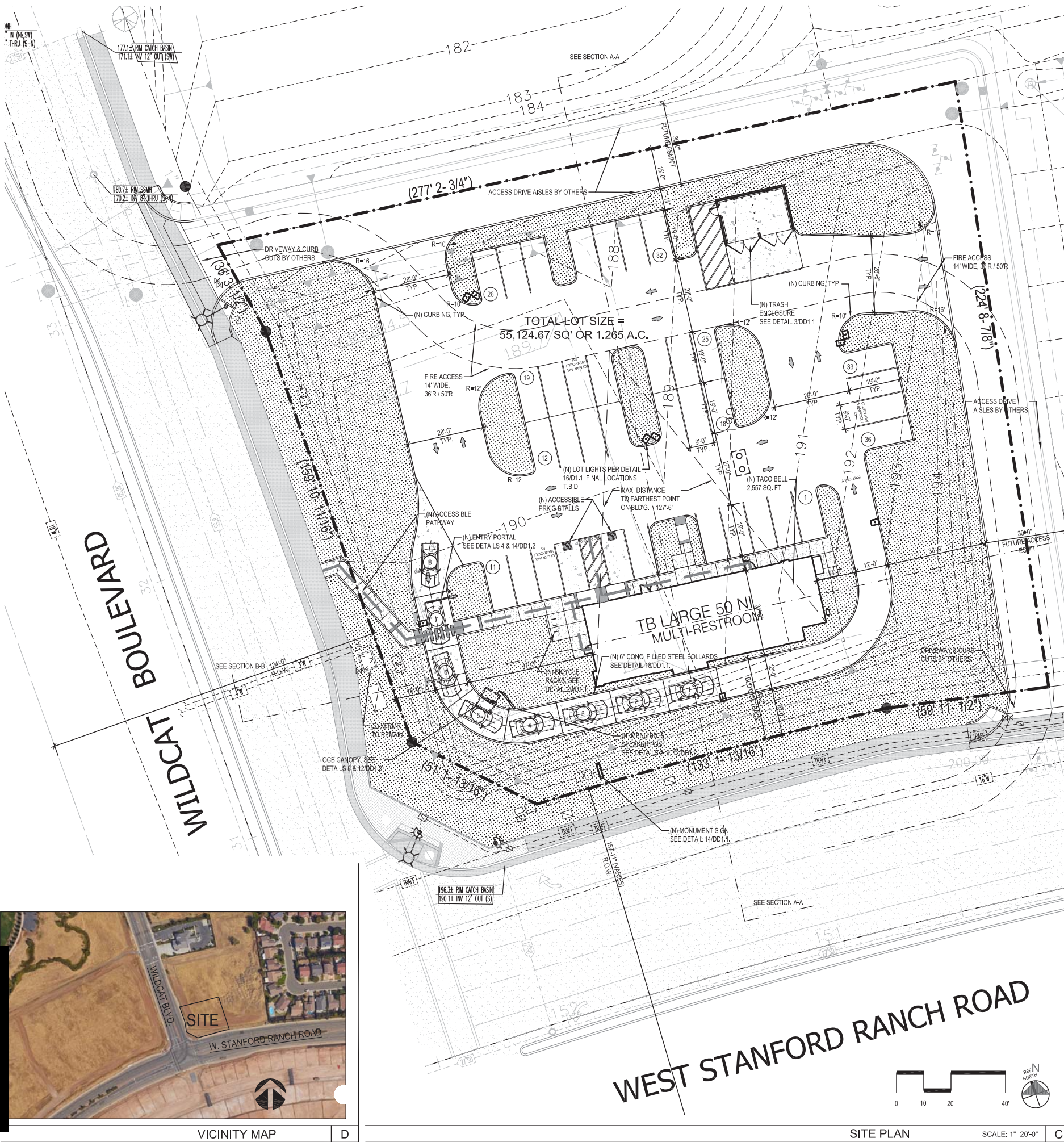
P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Taco Bell @ West Stanford Ranch\Meeting Packets\03 Taco Bell at W Stanford Ranch  
DR Reso (DR2015-0013) - final.docx

EXHIBIT A

Taco Bell at West Stanford Ranch Design Review DR2015-0013

Available at the Economic and Community Development Department, Planning Division





PROPERTY / BUSINESS OWNER

KEITH SHERMAN ENTERPRISES, INC.  
4610 BEDFORD COURT  
ROCKLIN, CA 95677  
PHONE: (916) 630-7501

ARCHITECT

VMI ARCHITECTURE  
637 FIFTH AVENUE  
SAN RAFAEL, CA 94901  
CONTACT: ELDRICK ALEXANDER  
PHONE: (415) 451-2500 EX. 15  
EMAIL: EALEXANDER@VMARCH.COM

PARKING DATA

DRIVE THRU STACKING: 9 SPACES

REQUIRED PARKING:  
RESTAURANT = 1 SPACE /3 FIXED SEATS OR PER UBC  
RESTAURANT = 50 SEATS/3 = 16.6 OR 17 SPACES REQ'D.

PROVIDED PARKING:  
STANDARD: 31 SPACES  
DISABLED: 2 SPACES  
CLEAN AIR/ EV 3 SPACES  
COMPACT 0 SPACES  
TOTAL PARKING PROVIDED: 36 SPACES

LOT DATA

A.P.N.: 373-030-058, PARCEL #1  
ZONING: PD-BP/C: PLANNED DEV. BUSINESS PROFESSIONAL / COMMERCIAL  
GENERAL PLAN: BP/C: BUSINESS PROFESSIONAL COMMERCIAL  
CURRENT USE: VACANT LOT  
SITE AREA: 55,124 SF (1.26 AC)  
BUILDING: 2,557 S.F. RESTAURANT (4.6 % COVERAGE)  
LANDSCAPE AREA: 19,451 (35.2 % COVERAGE)  
PAVED AREAS: 33,116 (60.2 % COVERAGE)

	REQUIRED	PROVIDED
SETBACK:		
FRONT	30'-0" (ROW > 100') 20'-0" (ROW < 100')	30'-0" N/A
SIDE	30'-0" (ROW > 100') 20'-0" (ROW < 100')	74'-1" N/A
REAR	15'-0"	158'-6"
INT. SIDE	15'-0" (25' RESIDENTIAL)	78'-9"

LIST OF DRAWINGS

DD1.0	SITE PLAN / PROJECT DATA / VICINITY MAP
-	TENTATIVE PARCEL MAP (BY OTHERS - FOR REFERENCE ONLY)
DD1.1	SITE DETAILS
DD1.2	SITE DETAILS
C1	PRELIMINARY GRADING AND DRAINAGE PLAN
C2	PRELIMINARY GRADING AND DRAINAGE PLAN
C3	PRELIMINARY UTILITY PLAN
C4	PRELIMINARY STORM WATER CONTROL PLAN
C5	PRELIMINARY BIORETENTION BASIN DETAILS
L0.1	PRELIMINARY PLANTING PLAN - ON-SITE
SL0.1	PRELIMINARY PLANTING PLAN - OFF-SITE
DD2.0	FLOOR PLAN / ROOF PLAN / BUILDING SECTION
DD4.0	EXTERIOR ELEVATIONS RESTAURANT
DD4.1	EXTERIOR ELEVATIONS RESTAURANT

ELECTRIC

PGE  
151 N. Sunrise Ave. #151,  
Roseville, CA 95661  
PHONE: (800)743-5000

WATER

PLACER COUNTY WATER AGENCY  
144 Ferguson Road  
Auburn, CA 95603  
PHONE: (530) 823-4850

SEWER

SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
5807 Springview Dr.  
Rocklin, CA 95677  
PHONE: (916) 786-8555

GAS

PGE  
151 N. Sunrise Ave. #151,  
Roseville, CA 95661  
PHONE: (800)743-5000

TRASH

RECOLOGY AUBURN PLACER  
12305 Shale Ridge Rd  
Auburn, CA 95602  
PHONE: (530) 885-3735

TELEPHONE

AT&T  
3707 Kings Way # B15  
Sacramento, CA 95621  
PHONE: (800) 310-2355

PROJECT DATA

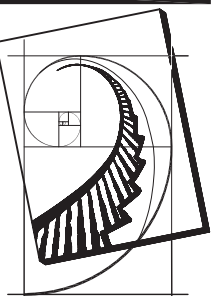
A

SERVICE PROVIDERS

B

EXHIBIT A

DR2015-0013



VMI architecture  
Design • Planning • Interiors  
637 5th Avenue San Rafael, CA 94901  
415-451-2500 415-451-2595 fax  
www.vmiarchitecture.com

VMI JOB NUMBER  
1482



RECORD DATES

DD SUBMITTAL JUNE 30, 2014  
BLDG. SUBMITTAL  
BID SET  
CONTRACT SET

REVISIONS

CLIENT

KEITH SHERMAN  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA 95677  
Site # 311331  
Entity # 433312

PROJECT

TACO BELL  
W Stanford Ranch Road  
Rocklin, CA 95677  
APN# 373-030-058



LG-Ni-50

SITE PLAN

DD1.0

Agenda Item #8.b.



# PARCEL MAP NO. DL2014-0002

ALL OF PARCEL 'B' PER 30 PM 131, P.C.R.  
LOCATED IN SECTION 11, T. 11 N., R. 6 E., M.D.M.

CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA  
MAY, 2015 SCALE: 1" = 50'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 2

## NOTES:

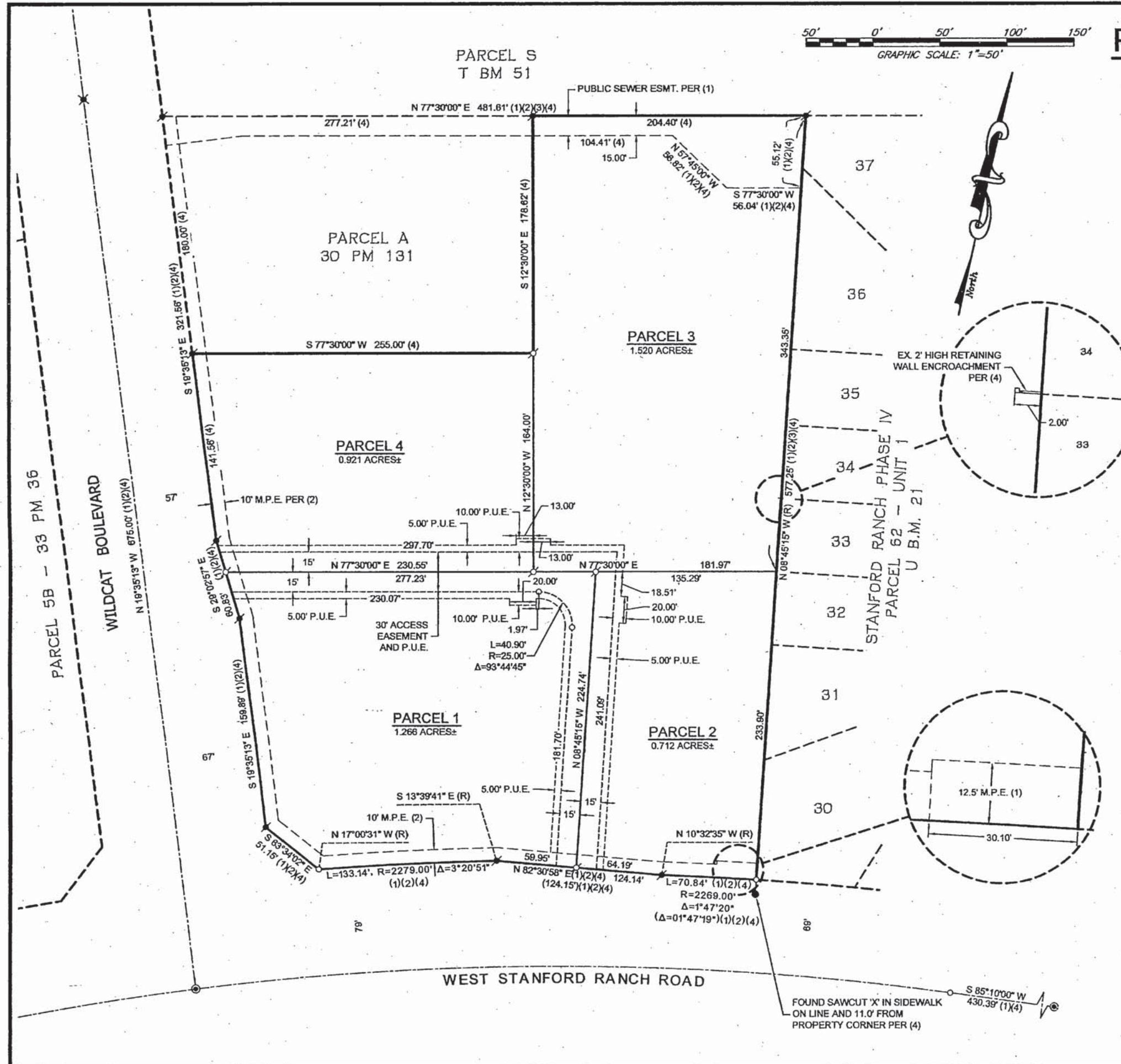
1. THIS PARCEL MAP CONTAINS 4.418± ACRES.
2. THIS PROPERTY IS AFFECTED BY THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED, "AGREEMENT (FLOOD AND DRAINAGE CONTROL)", DATED JUNE 25, 1996 AND RECORDED JULY 3, 1996 AS INSTRUMENT NO. 96-038976, OFFICIAL RECORDS.
3. THIS PROPERTY IS AFFECTED BY THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED, "AGREEMENT (FLOOD AND DRAINAGE CONTROL)", DATED JUNE 25, 1996 AND RECORDED JULY 12, 1996 AS INSTRUMENT NO. 96-040361, OFFICIAL RECORDS.
4. THIS PROPERTY IS AFFECTED BY THE TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND EASEMENTS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 30, 1997, AS INSTRUMENT NO. 97-0005452, OFFICIAL RECORDS.  
  
A SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 13, 2003, AS INSTRUMENT NO. 2003-0192509, OFFICIAL RECORDS.  
  
SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY DOCUMENT RECORDED NOVEMBER 17, 2003, AS INSTRUMENT NO. 2003-0196797, OFFICIAL RECORDS.  
  
SECOND AMENDMENT TO DECLARATION RECORDED JULY 13, 2011 AS INSTRUMENT NO. 2011-0053741, OFFICIAL RECORDS.  
  
THIRD AMENDMENT TO DECLARATION RECORDED MAY 29, 2013 AS INSTRUMENT NO. 2013-0052198, OFFICIAL RECORDS.
5. AN EASEMENT FOR THE INGRESS, EGRESS AND SUPPORT FOR FIRE PROTECTION PERSONNEL ON, OVER AND ACROSS THOSE STRIPS OF LAND DESIGNATED "PUBLIC SEWER EASEMENT" RECORDED JULY 3, 1996 IN BOOK T OF MAPS, PAGE 49.

## LEGEND:

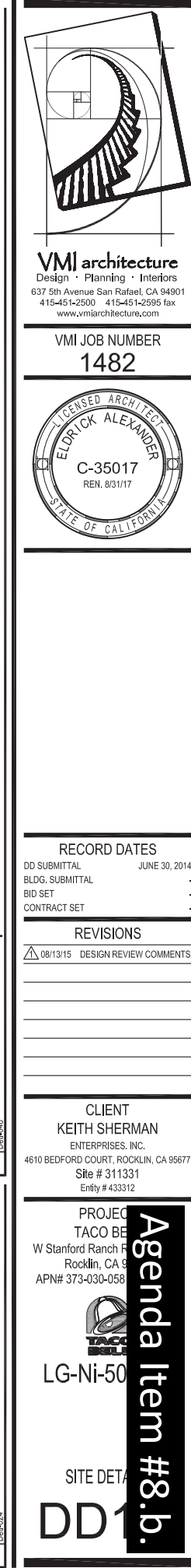
M.P.E.	MULTI-PURPOSE EASEMENT
○	DIMENSION POINT
⊗	SET 3/4" REBAR W/ PLASTIC CAP STAMPED "L.S. 7820"
⊗	FOUND 3/4" REBAR WITH CAP STAMPED "RCE 21478"
⊗	FOUND 3/4" REBAR WITH CAP STAMPED "LS 6584"
⊗	FOUND 2" BRASS DISC IN STANDARD MONUMENT WELL STAMPED "RCE 21478"
●	FOUND MONUMENT AS NOTED
(1)	RECORD PER T BM 49
(2)	RECORD PER T BM 50
(3)	RECORD PER U BM 21
(4)	RECORD PER 30 PM 131

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF WILDCAT BOULEVARD (SIOUX STREET) AS SHOWN ON "PARCEL MAP NO. DL 2002-01", 30 PM 131, P.C.R., ESTABLISHED FROM MONUMENTS SHOWN AS FOUND HEREON AND TAKEN AS NORTH 19°35'13" WEST.







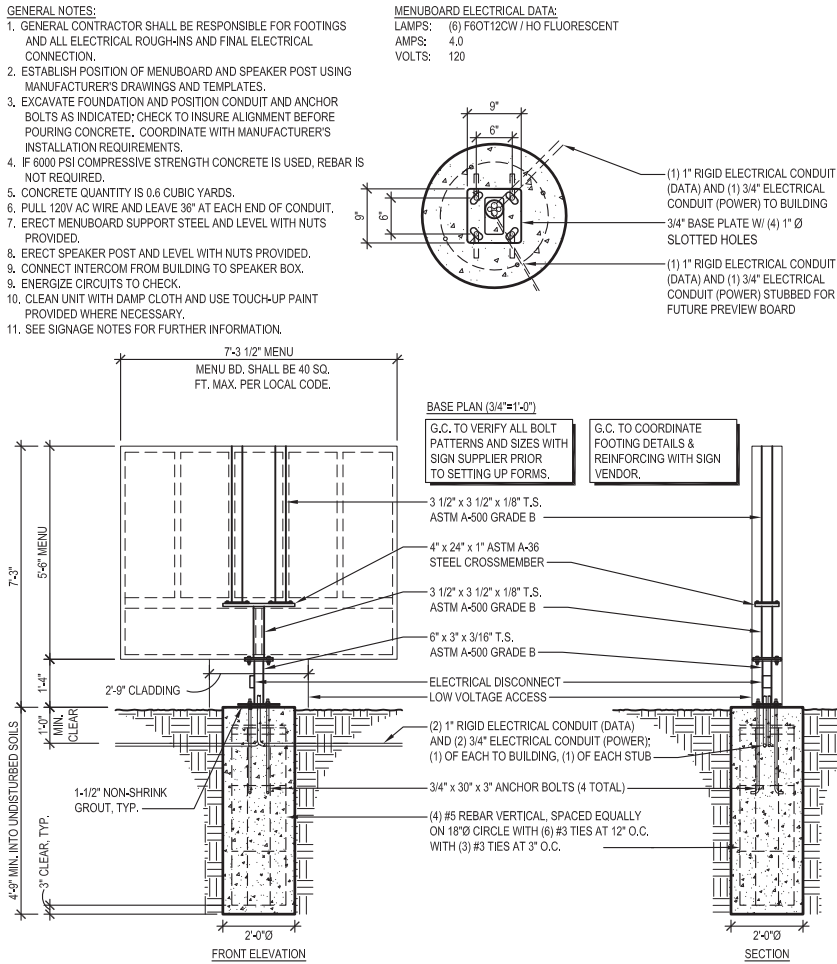




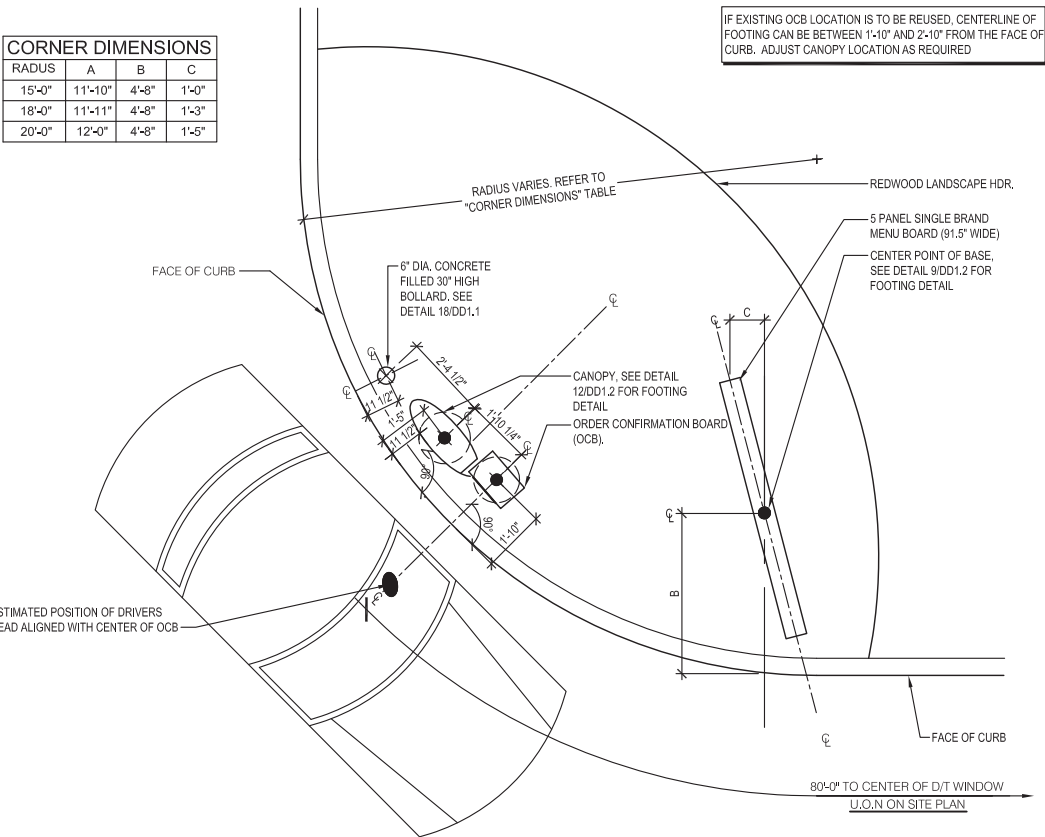
ENTRY PORTAL N.T.S. 14



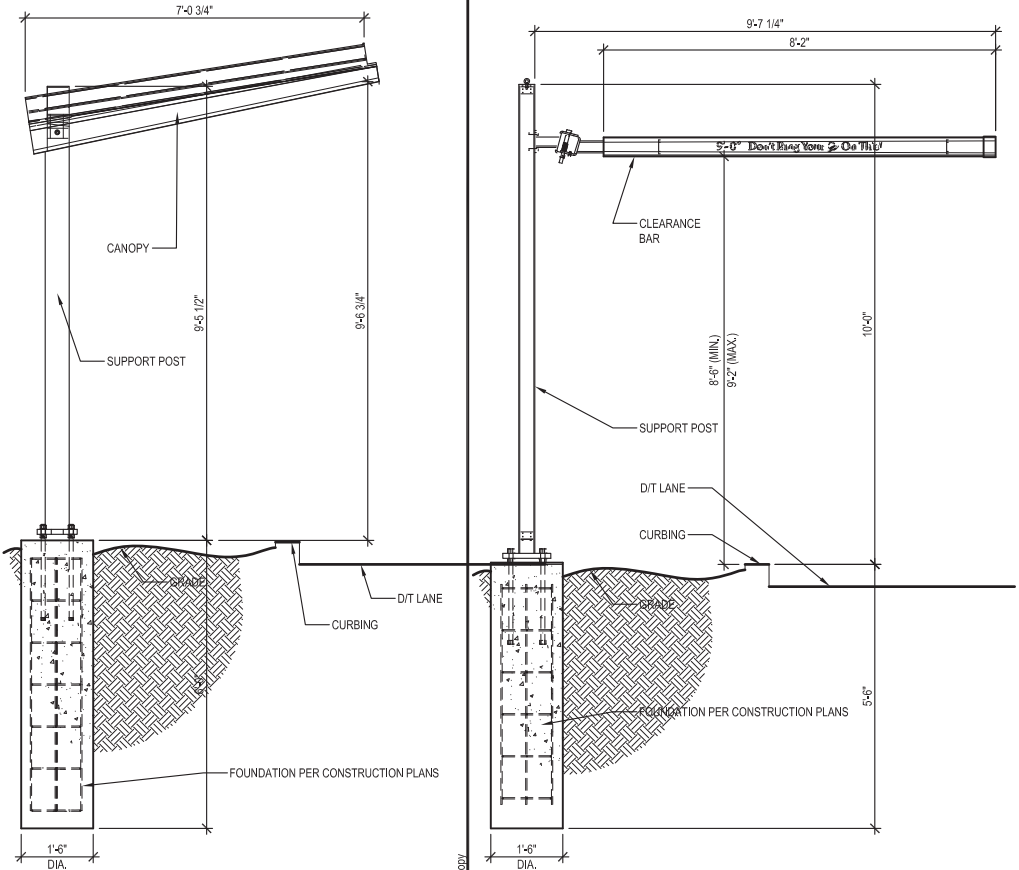
ORDER CONFIRMATION BOARD AND CANOPY N.T.S. 12



MENU BOARD BRB 3/8" = 1'-0" 9

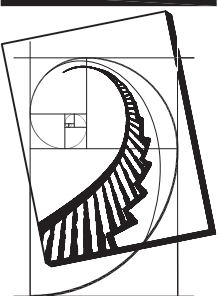


ENLARGED MENU BOARD DETAIL 3/8" = 1'-0" 2



OCB CANOPY 1/2" = 1'-0" 8

ENTRY PORTAL 1/2" = 1'-0" 4



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VMI JOB NUMBER  
1482



RECORD DATES  
DD SUBMITTAL JUNE 30, 2014  
BLDG. SUBMITTAL  
BID SET  
CONTRACT SET

REVISIONS

NO.	DESCRIPTION

CLIENT  
KEITH SHERMAN  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA 95677  
Site # 311331  
Entity # 433312

PROJECT  
TACO BELL  
W Stanford Ranch F  
Rocklin, CA 95677  
APN# 373-030-058



SITE DETAIL  
DD1  
Agenda Item #8.b.



DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER		
STORM SEWER		
GAS LINE		
WATER LINE		
TELEPHONE		
OVERHEAD UTILITIES		
ELECTRICAL CONDUIT		
GAS VALVE		
WATER VALVE		
GRADES/ELEVATIONS		
SLOPE/FLOW DIRECTION		
CONTOUR LINE		
CENTERLINE		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
MANHOLE / DRAIN INLET		
CATCH BASIN		
GAS METER		
WATER METER		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
FIRE HYDRANT		
SIGN		
SANITARY SEWER CLEAN OUT		
UTILITY POLE		
FENCE		
ELECTROLIER		
BLOW-OFF VALVE		

SYMBOLS LEGEND

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CEMENT	LP	LOW POINT
ACP	ASBESTOS CEMENT PIPE	MATCH	MATCH EXISTING CONDITIONS
BC	BEGIN CURVE	MAX	MAXIMUM
BFP	BACKFLOW PREVENTION ASSEMBLY	MH	MANHOLE
BSEL	BUILDING SETBACK LINE	MIN	MINIMUM
BOW, BM	BACK OF SIDEWALK	N	NORTH, NEW
BVC	BEGIN VERTICAL CURVE	NG	NATIVE GROUND
C, CONC	CONCRETE	NTS	NOT TO SCALE
CB	CATCH BASIN	OE	OILED EARTH
C&G	CURB AND GUTTER	O/H	OVER-HEAD UTILITIES
CP	CAST IRON PIPE, CAST IN PLACE	O.L.R.P.	OVERLAND RELEASE POINT
CL	CENTERLINE	P	PAVEMENT
CLF	CHAIN LINK FENCE	PCC	POINT OF COMPOUND CURVE
CO	CLEAN OUT	PCC	PORTLAND CEMENT CONCRETE
COR	CORNER	PL	PROPERTY LINE
DEMO	DEMOLISH	PNT	POINT
DET	DETAIL	PCC	POINT ON CURVE
DI	DROP INLET	PP	POWER POLE
DA	DIAMETER	PRC	POINT OF REVERSE CURVE
DIP	DUCTILE IRON PIPE	PRVC	POINT OF REVERSE VERTICAL CURVE
DW	DRIVEWAY, DRY WELL	PT	POINT, POINT OF TANGENT
E	EAST, EXISTING	PUE	PUBLIC UTILITY EASEMENT
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRICAL	R	RADIUS, RADIAL BEARING
ELEV	ELEVATION	ROC	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROG	RIDGE
ER	END OF CURB RETURN	REQD	REQUIRED
ES	EXTRA STRENGTH	R.O.W., R/W	RIGHT-OF-WAY
ESMT	EASEMENT	RP	RADIUS POINT
EVC	END VERTICAL CURVE	S	SOUTH, SLOPE
EX	EXISTING	SD	STORM DRAIN
FE	FENCE	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SS	SANITARY SEWER
FH	FIRE HYDRANT	SDMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	SSMH(T)	TERMINAL SEWER MANHOLE
FOC	FACE OF CURB	STD	STANDARD
FOW	FACE OF WALK, FRONT OF WALK	SW	SOUTHWEST, SIDEWALK
FTG	FOOTING, TOP OF FOOTING	TBC	TOP BACK OF CURB
FUT	FUTURE	TC	TOP OF CURB
G	GAS	TEMP	TEMPORARY
GB	GRADE BREAK	TFOC	TOP FACE OF CURB
GS	GROUND SHOT	THRU	THROUGH
GV	GAS VALVE, GATE VALVE	VERT	VERTICAL
HDP	HIGH DENSITY POLYETHYLENE	VCP	VITRIFIED CLAY PIPE
HORIZ	HORIZONTAL	VLLY	VALLEY
HP	HIGH POINT	W	WEST, WATER
INV	INVERT	WM	WATER METER
IR, IRR	IRRIGATION	WV	WATER VALVE
JPOLE	JOINT UTILITY POLE		

LIST OF ABBREVIATIONS

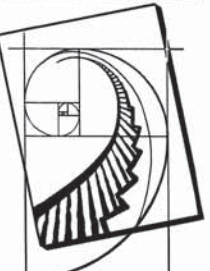
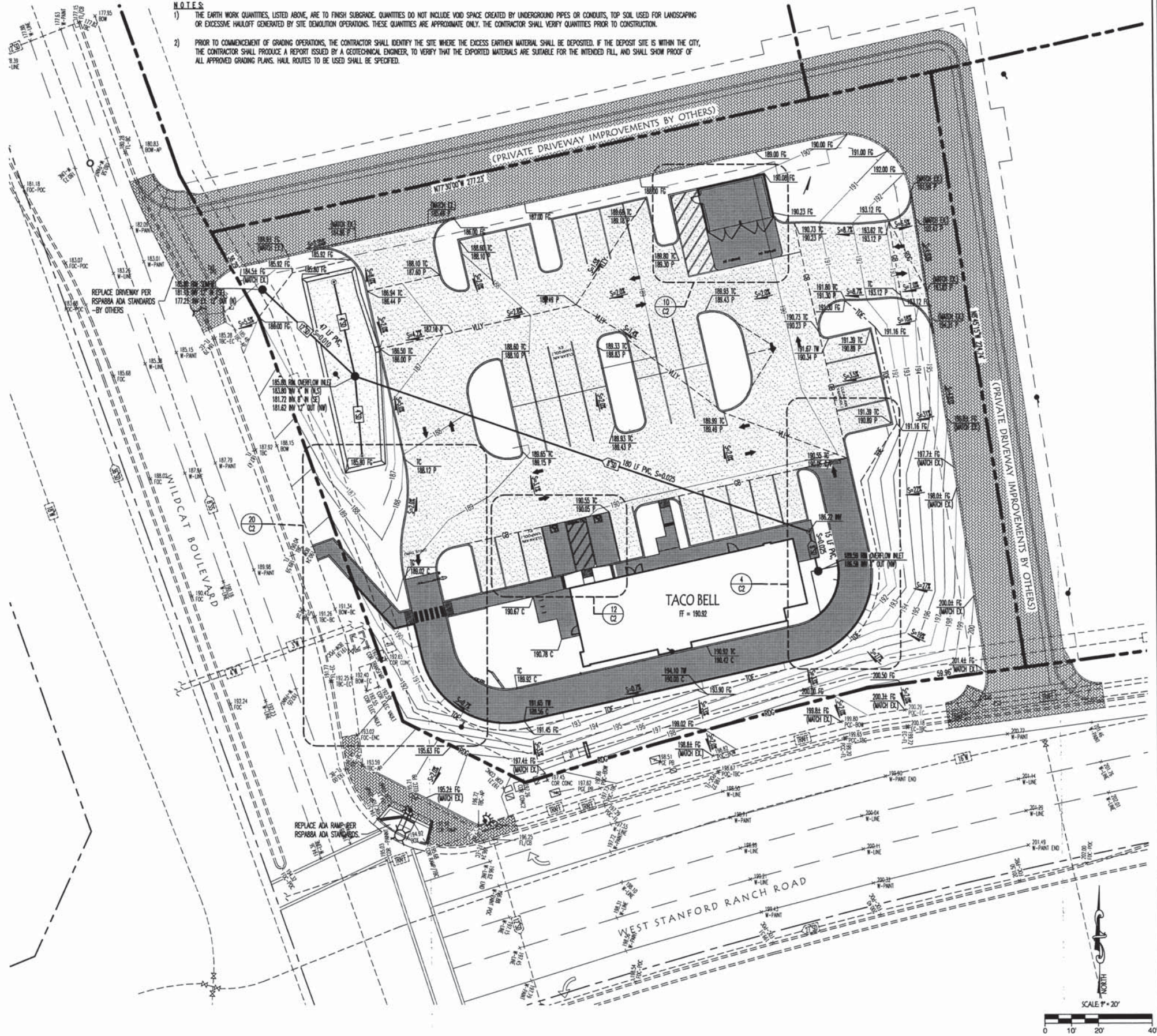
SITE VOLUME TABLE - ADJUSTED

(CF = 0.95, FF = 1.25)

SITE	STRUTUM	SURF1	SURF2	CUT YARDS	FILL YARDS	NET YARDS	METHOD
15M020-TB - W. STANFORD RANCH RD.							
	SITE EARTHWORK	EX-CONTOUR	FINISHED SUBGRADE	4127	135	3992 (C)	GRD

NOTES:

- 1) THE EARTH WORK QUANTITIES, LISTED ABOVE, ARE TO FINISH SUBGRADE. QUANTITIES DO NOT INCLUDE VOID SPACE CREATED BY UNDERGROUND PIPES OR CONDUITS, TOP SOIL USED FOR LANDSCAPING OR EXCESSIVE HAULOFF GENERATED BY SITE DEMOLITION OPERATIONS. THESE QUANTITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.
- 2) PRIOR TO COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE EXCESS EARTHEN MATERIAL SHALL BE DEPOSITED. IF THE DEPOSIT SITE IS WITHIN THE CITY, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER, TO VERIFY THAT THE EXPORTED MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAIL ROUTES TO BE USED SHALL BE SPECIFIED.



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architecture • engineering • surveying  
227 West Elm, Suite 200, Rocklin, CA 95765  
p. 916-223-8833 f. 916-223-8834  
JOE MC 15M020 DATE: 10/20/15

RECORD DATES
DO SUBMITTAL
BLDG. SUBMITTAL
BID SET
CONTRACT SET

REVISIONS

CLIENT  
KEITH SHERMAN  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA. 95677  
Phone:

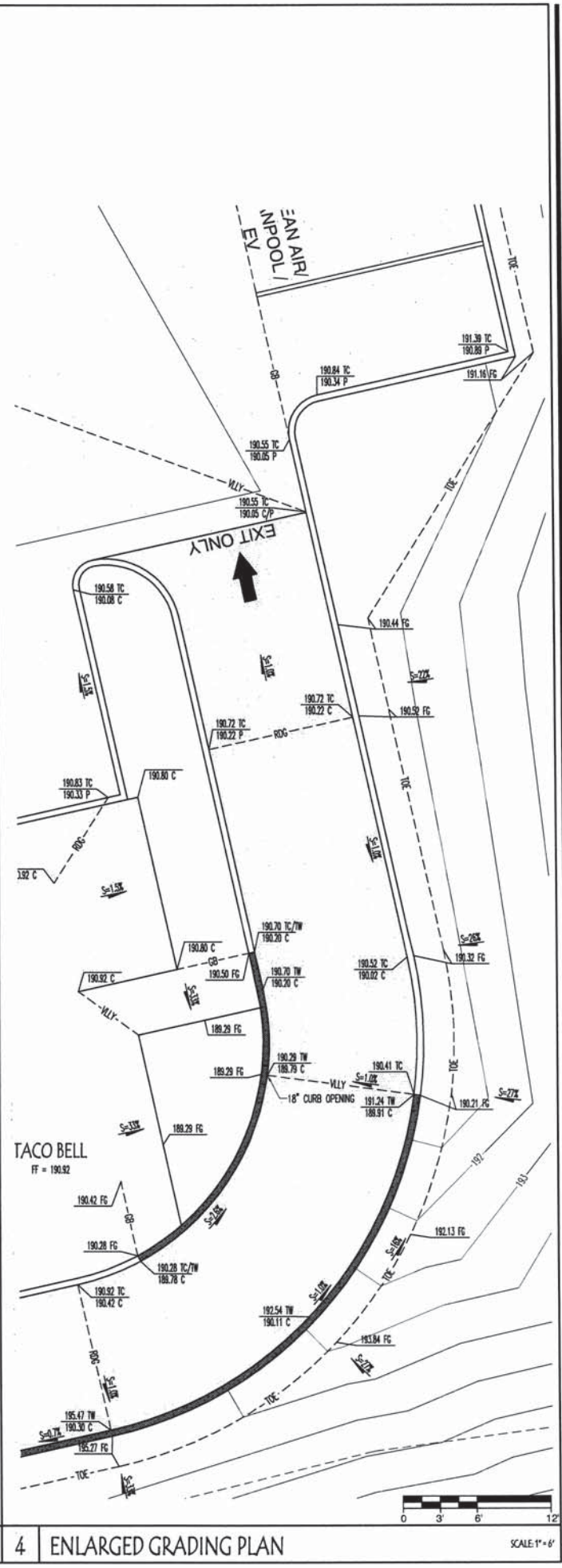
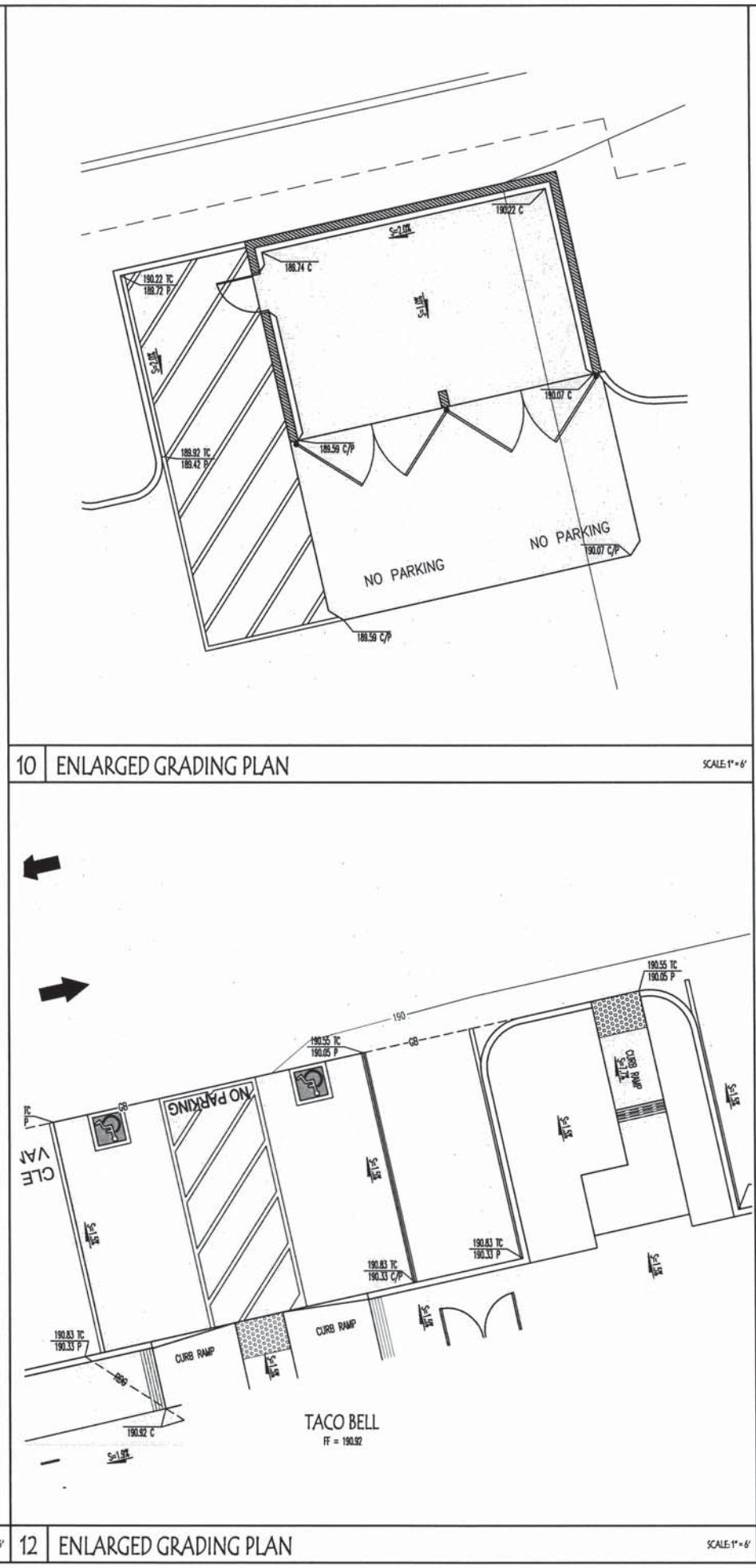
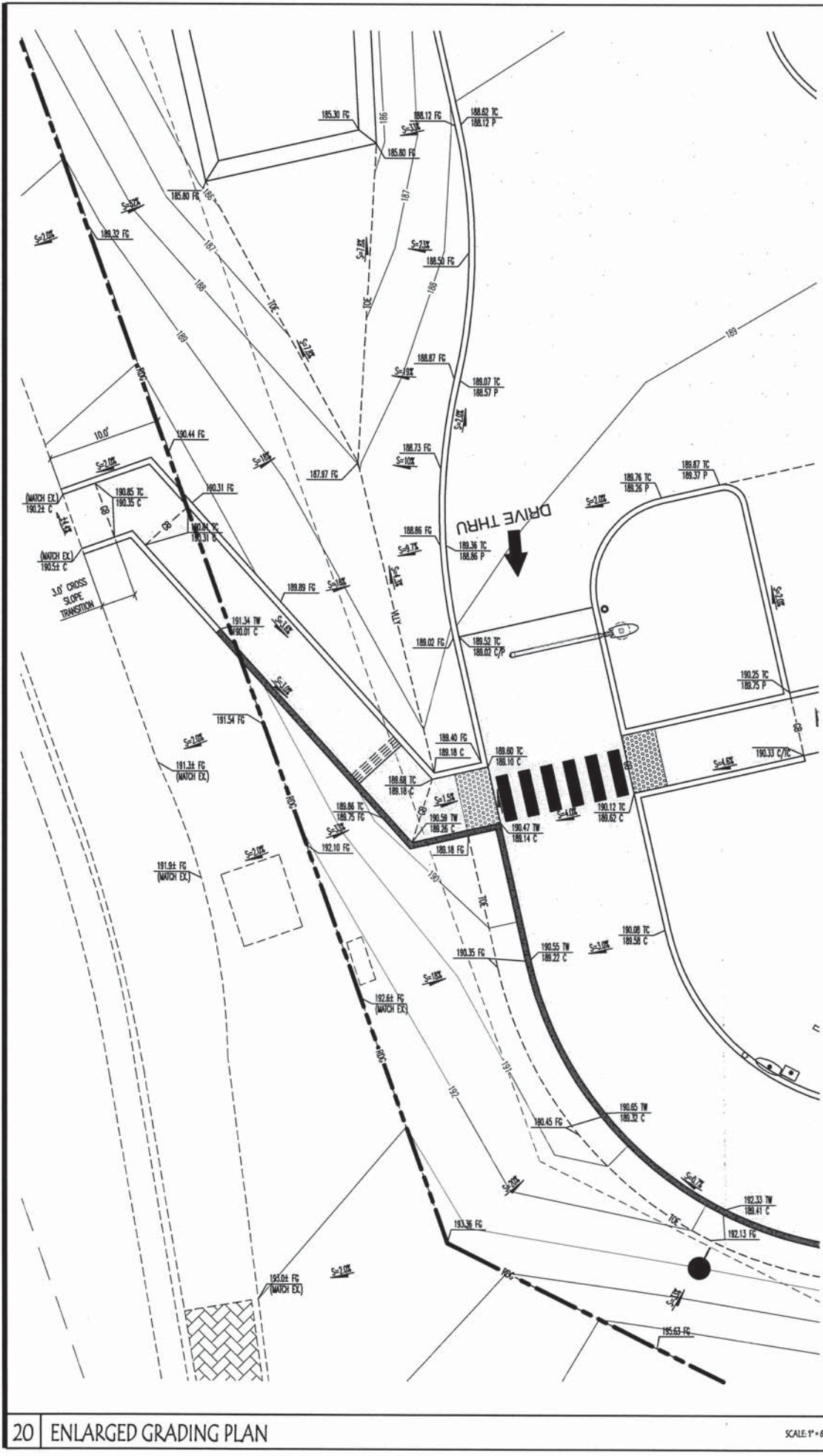
PROJECT  
TACO BELL RESTAURANT  
1400 W. STANFORD RANCH  
ROCKLIN, CA. 95765  
APN: 373-030-058-POR TIC

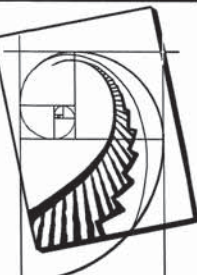
LG-Ni-50

PRELIMINARY  
GRADING PLAN  
C1


Agenda Item #8.b.








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REGISTERED PROFESSIONAL ENGINEER  
ALLAN V. STEVENSON  
No. C80758  
exp. 6/30/17  
CIVIL  
STATE OF CALIFORNIA



skw & associates  
Architecture · Engineering · Surveying  
2227 Rockville Road, Suite 100, Rockville, MD 20850  
P: 301-583-8833 F: 301-583-7004  
JOB NO. 15M020 DATE: 10/29/15


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BID SET	...
CONTRACT SET	...

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KEITH SHERMAN  
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Phone:  

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ROCKLIN, CA. 95765  
APN: 373-030-058-POR TIC



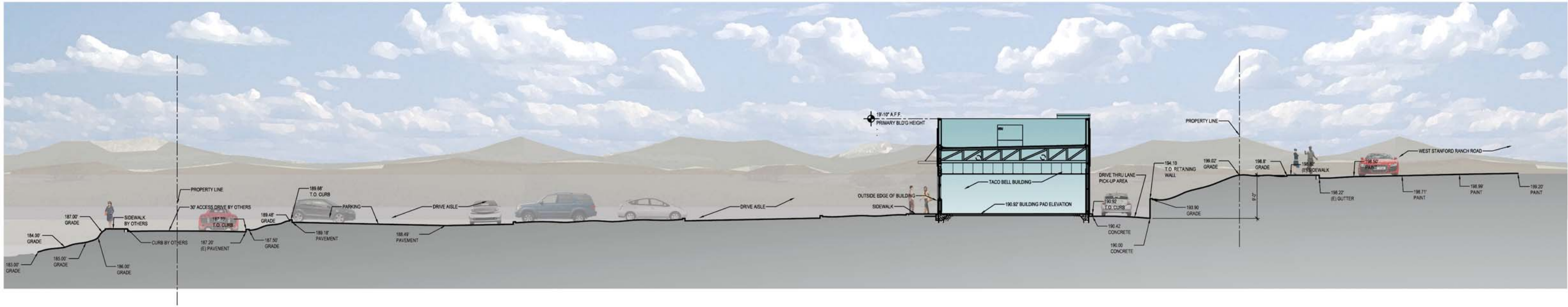
LG-Ni-50

PRELIMINARY  
GRADING PLAN

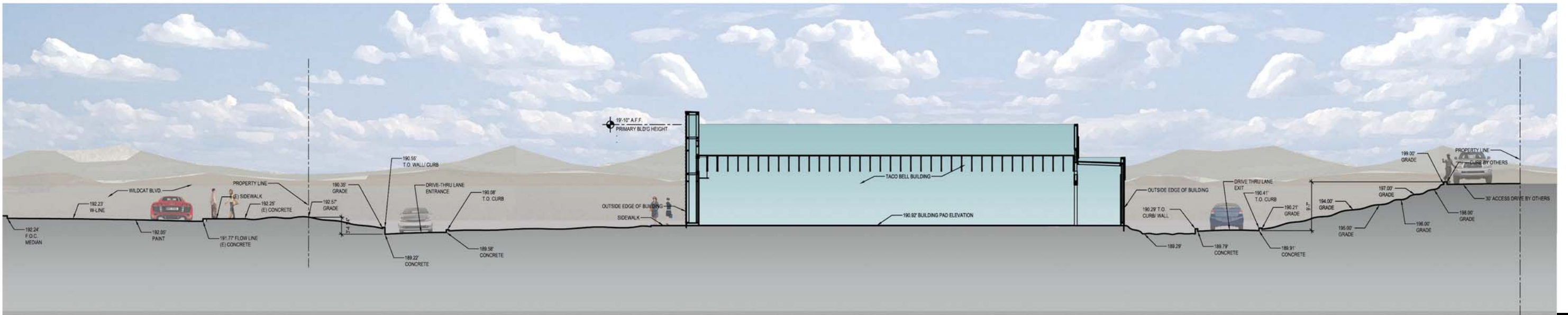
C2

Agenda Item #8.b.





SECTION A - A



SECTION B - B

## SITE SECTIONS

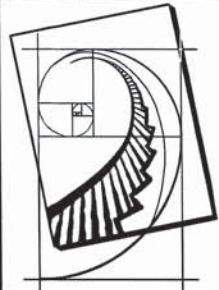
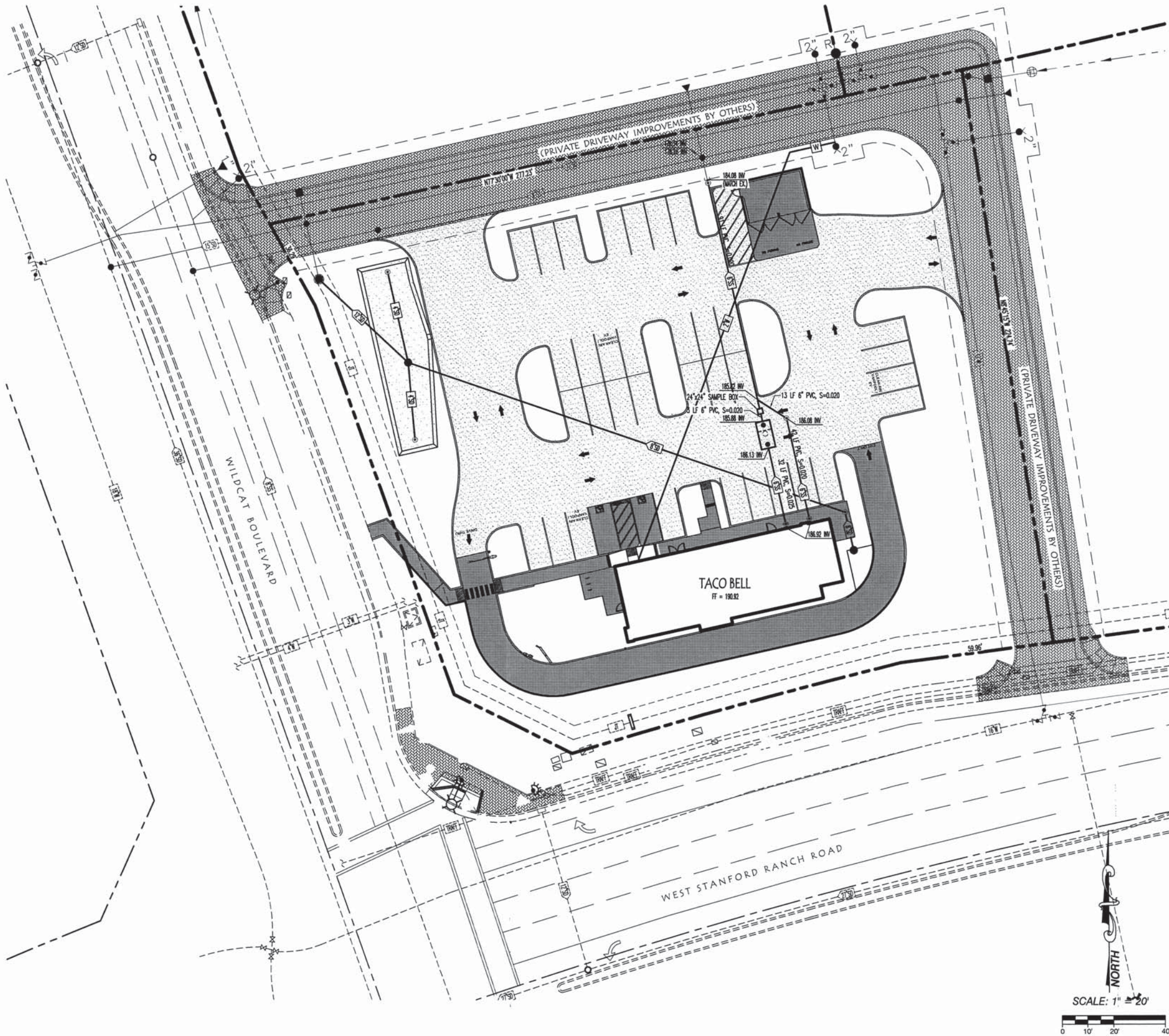
DATE: AUGUST 14, 2015

OWNER: KEITH SHERMAN ENTERPRISES  
4610 Bedford Court  
Rocklin, CA 95677

Taco Bell  
NEC W. Stanford Ranch Rd. & Wildcat Blvd.  
Rocklin, CA 95765







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**CLIENT**  
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4610 BEDFORD COURT, ROCKLIN, CA. 95677  
Phone:  

**PROJECT**  
**TACO BELL RESTAURANT**  
1400 W. STANFORD RANCH  
ROCKLIN, CA. 95765  
APN: 373-030-058-PORTR

  
**LG-NI-50**

**PRELIMINARY  
UTILITY PLAN**  
**C3**



CONSTRUCTION BMPs KEY NOTES:

- 1 STABILIZED CONSTRUCTION ENTRANCE
- 2 CONCRETE WASHOUT
- 3 COVER REFUSE CONTAINERS

PERMANENT SOURCE CONTROL BMPs KEY NOTES:

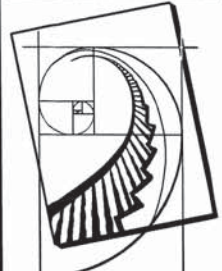
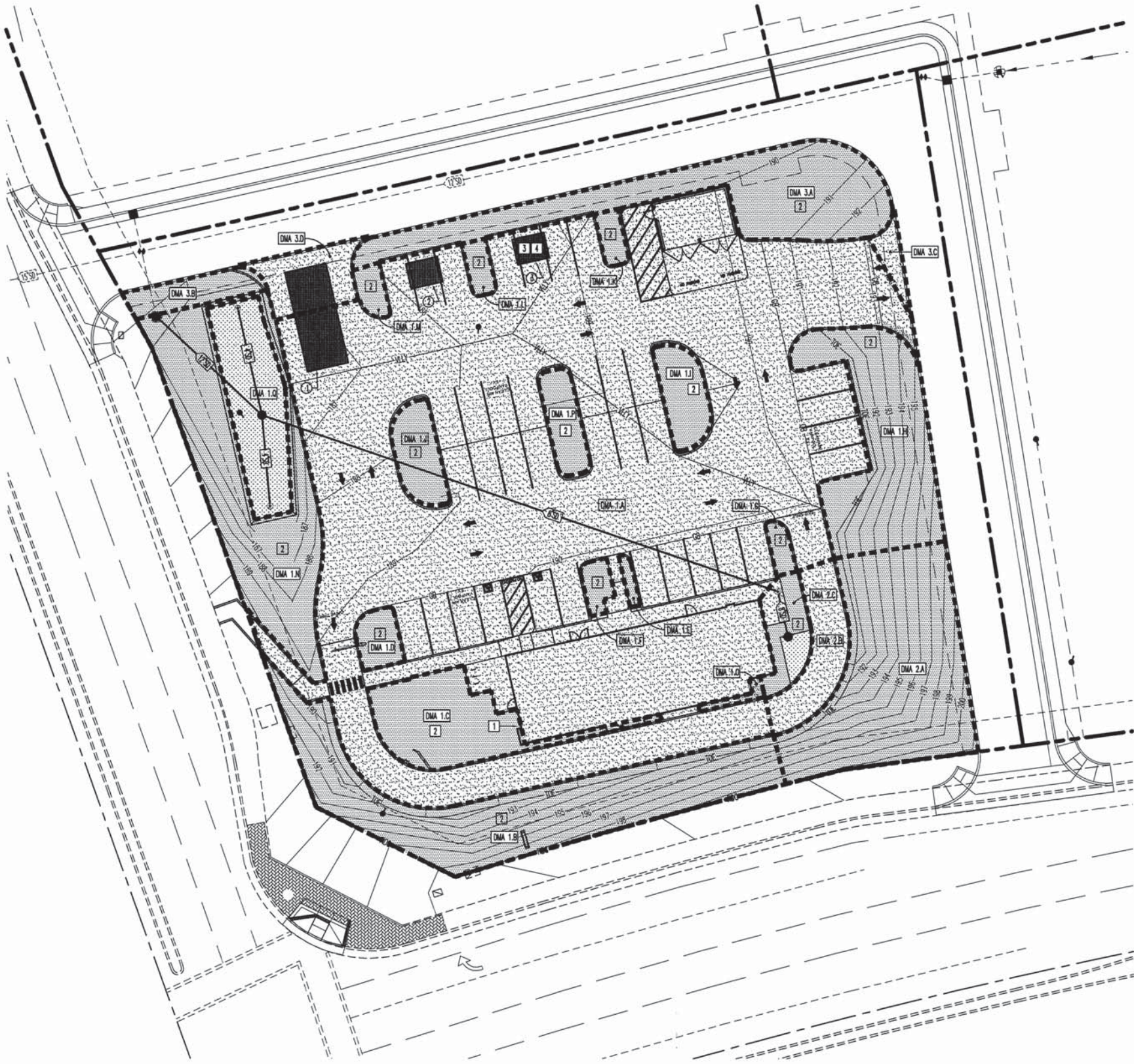
- 1 FINISH GRADE MIN. 8" BELOW UNTREATED WOOD AT PERIMETER OF BUILDING
- 2 FINAL LANDSCAPING SHALL:
  - PRESERVE EXISTING NATIVE TREES, SHRUBS AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE
  - DESIGN LANDSCAPING TO MINIMIZE EROSION AND RUNOFF, TO PROMOTE SURFACE INFILTRATION, WHERE APPROPRIATE AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION
  - WHERE LANDSCAPED AREA ARE USED TO RETAIN STORM WATER, LANDSCAPING PLANS SHALL SPECIFY PLANTS THAT ARE TOLERANT TO SATURATED SOIL CONDITIONS.
  - CONSIDER USING PEST RESISTANT PLANTS, ESPECIALLY ADJACENT TO HARDSCAPE.
  - TO INSURE SUCCESSFUL ESTABLISHMENT, SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENTS, ECOLOGICAL CONSISTENCY AND PLANT INTERACTIONS.
- 3 SITE REFUSE SHALL BE CONTAINED IN THE APPROPRIATE RECEPTACLE, LOCATED WITHIN THE ENCLOSURE.
- 4 SIGNS SHALL BE POSTED ON OR NEAR DUMPSTERS WITH THE WORDS, "DO NOT DUMP HAZARDOUS MATERIALS HERE."

17 NOTES

DMA NAME	AREA (SQ-FT)	POST-PROJECT SURFACE TYPE	SELF-RETAINING (Y / N)	RECEIVING SELF-RETAINING DMA
1.A	26,327	PMT./BLDG.	N	1.0
1.B	3,277	LANDSCAPING	N	1.0
1.C	1,298	LANDSCAPING	N	1.0
1.D	252	LANDSCAPING	N	1.0
1.E	59	LANDSCAPING	N	1.0
1.F	146	LANDSCAPING	N	1.0
1.G	116	LANDSCAPING	N	1.0
1.H	2,232	LANDSCAPING	N	1.0
1.I	453	LANDSCAPING	N	1.0
1.J	453	LANDSCAPING	N	1.0
1.K	141	LANDSCAPING	N	1.0
1.L	141	LANDSCAPING	N	1.0
1.M	151	LANDSCAPING	N	1.0
1.N	2,775	LANDSCAPING	N	1.0
1.O	66	LANDSCAPING	N	1.0
1.P	374	LANDSCAPING	N	1.0
1.Q	1,214	BASIN	Y	1.0
2.A	3,169	LANDSCAPING	N	2.C
2.B	998	PMT./BLDG.	N	2.C
2.C	245	BASIN	Y	2.C
3.A	2,863	LANDSCAPING	Y	3.A
3.B	411	LANDSCAPING	Y	3.B
3.C	168	PAVEMENT	N	N/A
3.D	614	PAVEMENT	N	N/A

DMA NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	FACILITY NAME: TACO BELL	FACILITY SIZING FACTOR	MIN. FACILITY SIZE (SF)	PROP. FACILITY SIZE (SF)
1.A	26327	PMT./BLDG.	1.0	26327	FACILITY SIZING FACTOR	0.04	1149	1214
1.B	3277	LANDSCAPING	0.1	328				
1.C	1298	LANDSCAPING	0.1	130				
1.D	252	LANDSCAPING	0.1	25				
1.E	59	LANDSCAPING	0.1	6				
1.F	146	LANDSCAPING	0.1	15				
1.G	116	LANDSCAPING	0.1	12				
1.H	2232	LANDSCAPING	0.1	223				
1.I	453	LANDSCAPING	0.1	45				
1.J	453	LANDSCAPING	0.1	45				
1.K	141	LANDSCAPING	0.1	14				
1.L	141	LANDSCAPING	0.1	14				
1.M	151	LANDSCAPING	0.1	15				
1.N	2775	LANDSCAPING	0.1	278				
1.O	66	LANDSCAPING	0.1	7				
1.P	374	LANDSCAPING	0.1	37				
1.Q	1214	BASIN	1.0	1214				
TOTAL:	39475			28735				
2.A	3169	LANDSCAPING	0.1	317	FACILITY SIZING FACTOR	0.04	62	245
2.B	998	PMT./BLDG.	1.0	998				
2.C	245	BASIN	1.0	245				
TOTAL:	4412			1560				
3.A	2863	LANDSCAPING	0.1	286	SELF-RETAINING LANDSCAPED AREA	1.0	168	614
3.B	411	LANDSCAPING	0.1	41				
3.C	168	PMT.	1.0	168				
3.D	614	PMT.	1.0	614				
TOTAL:	4056			1109				

20 DMA SUMMARY TABLES



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JOE NO. 15M020 DATE: 10/29/15

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CLIENT  
KEITH SHERMAN  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA. 95677  
Phone:

PROJECT  
TACO BELL RESTAURANT  
1400 W. STANFORD RANCH  
ROCKLIN, CA. 95765  
APN: 373-030-058-PORTR

LG-Ni-50

STORMWATER CONTROL PLAN  
C4



18 BIORETENTION BASIN DETAIL

SCALE: 1" = 2'

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES:

- SOILS FOR BIOTREATMENT OR BIORETENTION AREAS SHALL MEET TWO OBJECTIVES
- BE SUFFICIENTLY PERMEABLE TO INFILTRATE AT A MINIMUM RATE OF 5" PER HOUR DURING THE LIFE OF THE FACILITY
  - HAVE SUFFICIENT MOISTURE RETENTION TO SUPPORT HEALTHY VEGETATION.
- ACHIEVING BOTH OBJECTIVES WITH AN ENGINEERED SOIL MIX REQUIRES CAREFUL SPECIFICATION OF SOIL GRADATIONS AND A SUBSTANTIAL COMPONENT OF ORGANIC MATERIAL (TYPICALLY COMPOST).

LOCAL SOIL PRODUCTS SUPPLIERS HAVE EXPRESSED INTEREST IN DEVELOPING "BRAND-NAME" MIXES THAT MEET THESE SPECIFICATIONS. AT THEIR SOLE DISCRETION, MUNICIPAL CONSTRUCTION INSPECTORS MAY CHOOSE TO ACCEPT TEST RESULTS AND CERTIFICATION FOR A "BRAND-NAME" MIX FROM A SOIL SUPPLIER.

TESTS MUST BE CONDUCTED WITHIN 120 DAYS PRIOR TO THE DELIVERY DATE OF THE BIORETENTION SOIL TO THE PROJECT SITE.

BATCH-SPECIFIC TEST RESULTS AND CERTIFICATION SHALL BE REQUIRED FOR PROJECTS INSTALLING MORE THAN 100 CUBIC YARDS OF BIORETENTION SOIL.

SOIL SPECIFICATIONS:

BIORETENTION SOILS SHALL MEET THE FOLLOWING CRITERIA. "APPLICANT" REFERS TO THE ENTITY PROPOSING THE SOIL MIXTURE FOR APPROVAL BY A PERMITTEE.

- GENERAL REQUIREMENTS - BIORETENTION SOIL SHALL:
  - ACHIEVE A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
  - SUPPORT VIGOROUS PLANT GROWTH.
  - CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS:
    - 60% - 70% SAND
    - 30% - 40% COMPOST
- SUBMITTAL REQUIREMENTS - THE APPLICANT SHALL SUBMIT TO THE PERMITTEE FOR APPROVAL:
  - A SAMPLE OF MIXED BIORETENTION SOIL.
  - CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
  - GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
  - QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED IN 4.
  - ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH "BY TESTING METHODS FOR THE EXAMINATION OF COMPOST AND COMPOSTING" (TMECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD".
  - GRAIN SIZE ANALYSIS RESULTS OF COMPOST COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
  - A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.
  - PROVIDE THE NAME OF THE TESTING LABORATORY(S) AND THE FOLLOWING INFORMATION:
    - CONTACT PERSON(S)
    - ADDRESS(S)
    - PHONE CONTACT(S)
    - E-MAIL ADDRESS(S)
    - QUALIFICATIONS OF LABORATORY(S), AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

- SAND FOR BIORETENTION SOIL:
  - SAND SHALL BE FREE OF WOOD, WASTE, COATING SUCH AS CLAY, STONE DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHALL BE NON-PLASTIC.
  - SAND FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30, #16, #8, #4 AND 3/8-INCH SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN.	MAX.
3/8-IN	100	100
NO. 4	90	100
NO. 8	70	100
NO. 16	40	95
NO. 30	15	70
NO. 40	5	55
NO. 100	0	15
NO. 200	0	5

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

- COMPOST MATERIAL:

COMPOST SHALL BE WE DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

- COMPOST QUALITY ANALYSIS - BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM AND USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:
  - FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OR MORE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS, AND AGRICULTURAL CROP RESIDUES.
  - ORGANIC MATTER CONTENT: 35% - 75% BY DRY WT.
  - CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
  - MATURITY/STABILITY: SHALL HAVE A DARK BROWN COLOR AND A SOIL-LIKE ODOOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120°F) UPON DELIVERY OR REMELTING IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
    - OXYGEN TEST < 1.3 O2 /UNIT TS /HR
    - SPECIFIC OXY. TEST < 1.5 O2 / UNIT BVS /
    - RESPIRATION TEST < 8 C / UNIT VS / DAY
    - DEWAR TEST < 20 TEMP. RISE (°C) E.
    - SOLVITA > 5 INDEX VALUE

10 BIORETENTION BASIN DETAIL

N.T.S.

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

- TOXICITY: ANY ONE OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
  - NH4+ : NO3-N < 3
  - AMMONIUM < 500 PPM, DRY BASIS
  - SEED GERMINATION > 80% OF CONTROL
  - PLANT TRIALS > 80% OF CONTROL
  - SOLVITA > 5 INDEX VALUE
- NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, Ca, Na, Mg, S AND B.
  - TOTAL NITROGEN CONTENT 0.5% OR ABOVE PREFERRED.
  - BORON: TOTAL SHALL BE < 80 PPM; SOLUBLE SHALL BE < 2.5 PPM
- SALINITY: MUST BE REPORTED; < 6.0 MMHOS/CM
- pH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.

- COMPOST FOR BIORETENTION SOIL TEXTURE - COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4-INCH, 1/2-INCH AND 1-INCH SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN.	MAX.
1-IN	99	100
1/2-IN	90	100
1/4-IN	40	90
NO. 200	2	10

- BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD.
- MOISTURE CONTENT SHALL BE BETWEEN 30% - 55% OF DRY SOLIDS.
- INERTS - COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, < 1% BY WEIGHT OR VOLUME.
- WEED SEED/PATHOGEN DESTRUCTION - PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PPFP). FOR EXAMPLE, TURNED WINDROWS MUST REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNS DURING THAT PERIOD.
- SELECT PATHOGENS - SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 10000 MPN/GRAM.
- TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) - PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.
- COMPOST TESTING - THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741. PHONE: 631-737-4931, WWW.COMPOSTINGCOUNCIL.ORG). THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOR THE TEST. :

VERIFICATION OF ALTERNATIVE BIORETENTION SOIL MIXES:

BIORETENTION SOILS NOT MEETING THE ABOVE CRITERIA SHALL BE EVALUATED ON A CASE BY CASE BASIS. ALTERNATIVE BIORETENTION SOIL SHALL MEET THE FOLLOWING SPECIFICATION: "SOILS FOR BIORETENTION FACILITIES SHALL BE SUFFICIENTLY PERMEABLE TO INFILTRATE RUNOFF AT A MINIMUM RATE OF 5 INCHES PER HOUR DURING THE LIFE OF THE FACILITY, AND PROVIDE SUFFICIENT RETENTION OF MOISTURE AND NUTRIENTS TO SUPPORT HEALTHY VEGETATION." ON-SITE SOILS MAY BE AMENDED WITH ORGANIC COMPONENTS, ETC., TO MEET PERMEABLE AND ORGANIC, NUTRIENT FUNCTIONS OF BIORETENTION SOIL AS AN ALTERNATIVE METHOD TO IMPORTED ENGINEERED/MANUFACTURED SOIL, CONSISTENT WITH LOW IMPACT DEVELOPMENT.

20 BIORETENTION BASIN - SOIL SPECIFICATION

NOTE: SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS AREA SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA

OPTIONAL MOUNTING PARAMETER: PLANTING MOUNDS CONSTRUCTED OF BSM MAY BE PROVIDED SUBJECT TO MUNICIPAL APPROVAL. TOP OF MOUNDS AT LEAST 2" BELOW CREST OF OVERFLOW RISERS, LOW POINTS NO MORE THAN 12" BELOW CREST OF OVERFLOW RISER.

CLEANOUT WITH CAP AT FIN. GRADE (SEE MUNICIPAL STANDARD DRAWING) BEGINNING OF LINE

4" MIN. PERFORATED OR SLOTTED UNDERDRAIN (SLOPE AT 0.50% MIN.) WITH PERFORATIONS DOWN. SEE PLAN FOR CONNECTION TO C.B. & FOR INVERT ELEVATION

OVERFLOW RISER WITH GRATE CHRISTY V12 12"x12" DRAIN BOX OR APPROVED EQUAL. DOME GRATE MAY BE ADEQUATE IN SOME CASES, SUBJECT TO LOCAL AGENCY APPROVAL. 6 INCH MIN. 12 INCH MAX. ABOVE LOW POINT OF PLANTING AREA

BIO-TREATMENT SOIL (BSM) MIX PER SPECS.

12" MIN. CLASS 1 PERMEABLE ROCK PER CALTRANS SPECIFICATIONS

NATIVE SOIL (DO NOT COMPACT)

GRAVITY DRAIN TO STORM DRAIN OR DISCHARGE, BOTTOM-OUT OR SIDE-OUT OPTIONS (USE CHRISTY V12 DRAIN BOX FOR SIDE-OUT OPTION)

THE DESIGN OF THE BIORETENTION BASIN SHALL NOT BE MODIFIED WITHOUT CITY APPROVAL. ALL MATERIAL SHALL MEET THE SPECIFICATIONS SHOWN IN DETAIL 20. THE FOLLOWING MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED FOR THE LIFE OF THE STORM WATER TREATMENT FACILITIES:

- INSPECT INLETS FOR CHANNELS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATION OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH IF NECESSARY.
- INSPECT SIDE SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION AND CORRECT AS NECESSARY.
- OBSERVE SOIL AT THE BOTTOM OF THE SHALE OR FILTER FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE SHALE OF FILTER DO NOT DRAIN WITHIN 72 HOURS AFTER THE END OF A STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DEBRIS OR ACCUMULATION OF SEDIMENT.
- EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MULCH AS NECESSARY. REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. WHEN MOWING, REMOVE NO MORE THAN 1/3 HEIGHT OF GRASSES. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE NOXIOUS AND INVASIVE VEGETATION. ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE SHALE AND BY INSURING THAT THERE ARE NO AREAS WHERE WATER STANDS LONGER THAN 72 HOURS FOLLOWING A STORM. IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT, CONTACT THE MOSQUITO ABATEMENT DISTRICT FOR THE INFORMATION AND ADVICE. MOSQUITO LARVICIDES SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.
- ALL TRASH SHALL BE REMOVED FROM THE BIO-RETENTION BASINS ON A WEEKLY BASIS.
- THE PARKING LOT SHOULD BE SWEEP REGULARLY AND KEPT FREE OF TRASH AND DEBRIS. SWEEP MATERIALS SHALL BE COLLECTED, BAGGED AND PLACED IN THE ON-SITE GARBAGE DUMPSTER.
- THE SUMMARY OF INSPECTIONS & MAINTENANCE TABLE (BELOW) SHALL BE COMPLETED WITH EACH INSPECTION, FOR INCLUSION WITH THE ANNUAL REPORT.

2 BIORETENTION BASIN MAINTENANCE

SPECIFICATION OF SOILS FOR BIOTREATMENT OR BIORETENTION FACILITIES (CONT'D):

MULCH FOR BIORETENTION FACILITIES:

MULCH IS RECOMMENDED FOR THE PURPOSE OF RETAINING MOISTURE, PREVENTING EROSION AND MINIMIZING WEED GROWTH. PROJECTS SUBJECT TO THE STATE'S MODEL WATER EFFICIENCY LANDSCAPING ORDINANCE (OR COMPARABLE LOCAL ORDINANCE) WILL BE REQUIRED TO PROVIDE AT LEAST TWO INCHES OF MULCH. AGED MULCH, ALSO CALLED COMPOST MULCH, REDUCES THE ABILITY OF WEEDS TO ESTABLISH, KEEPS SOIL MOIST, AND REPLENISHES SOIL NUTRIENTS. AGED MULCH CAN BE OBTAINED THROUGH SOIL SUPPLIERS OR DIRECTLY FROM COMMERCIAL RECYCLING YARDS. IT IS RECOMMENDED TO APPLY 1" TO 2" OF COMPOSTED MULCH, ONCE A YEAR, PREFERABLY IN JUNE FOLLOWING WEEDING.



VMI architecture  
Design Planning Interiors  
637 5th Avenue San Rafael, CA 94901  
415-451-2500 415-451-2505 fax  
www.vmach.com



skw & associates  
architecture • engineering • surveying  
2357 42nd Ave., Modesto, CA 95804  
p. 209-523-8825 f. 209-529-7804  
JOB NO. 15M020 DATE: 10/29/15

RECORD DATES

- DO SUBMITTAL
- BLDG. SUBMITTAL
- BID SET
- CONTRACT SET

REVISIONS


CLIENT

KEITH SHERMAN  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA. 95677  
Phone:  

PROJECT

TACO BELL RESTAURANT  
1400 W. STANFORD ROAD  
ROCKLIN, CA. 957  
APN: 373-030-058-P01



LG-Ni-50

BIORETENTION BASIN  
DETAIL & SPECIFICATIONS

C5











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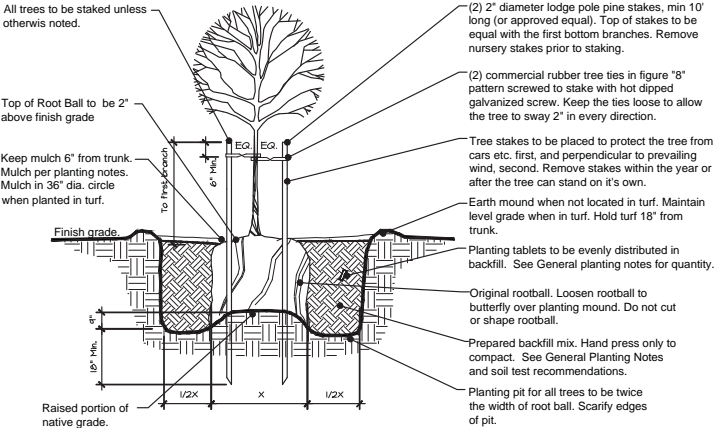
THIS DOCUMENT IS THE PROPERTY OF VMI ARCHITECTURE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VMI ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED. VMI ARCHITECTURE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND THE CLIENT MUST BE NOTIFIED OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ON THESE SO NOTED.

### Parking Lot Shading

City of Rocklin requirement: 1 tree for every 5 stalls	
Total parking stalls proposed:	36
Total required trees:	7
Total existing on-site trees:	0
Total new parking lot shade trees proposed:	17
Other trees on-site:	12
Total trees on site:	29
Shade trees exceed City minimum requirements of 1 tree per 5 parking stalls. This plan provides for 1 tree per every 2.1 parking stalls.	

### Landscape Areas

New On-Site Shrub area:	17,286 sf
New On-Site Cobble area:	2,326 sf
New turf area:	0 sf
New landscape area:	19,612 sf
Total site area:	55,125 sf
Total landscape area:	19,612 sf (35.6% coverage)



### Tree Planting and Staking

#### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	Average Sizes per American Nursery Standards
CER DES	Cercidium x 'Desert Museum'	Thornless Palo Verde	15 gal	5	Low	Type 3 tree 15 gal 4' - 6' ht
PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	16	Low	Type 2 tree 15 gal 5' - 6' ht
PRU PUR	Prunus cerasifera 'Purple Pony'	Dwarf Flowering Plum	15 gal	5	Low	Type 3 tree 15 gal 4' - 6' ht
QUE SUB	Quercus suber	Cork Oak	15 gal	3	Low	Type 2 tree 15 gal 5' - 6' ht
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
BAC PIG	Baccharis pilularis 'Pigeon Point'	Coyote Brush	5 gal	51	Low	
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	76	Low	
CAL LJ	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	36	Low	
CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	5 gal	68	Low	
DIE VEG	Diets vegeta	African Iris	5 gal	57	Low	
FOR BEA	Forsythia x intermedia 'Beatrix Farrand'	Golden-bells	5 gal	9	Low	
HES PAR	Hesperaloe parviflora	Red Yucca	5 gal	21	Low	
MUH RIG	Muhlenbergia rigens	Deer Grass	1 gal	72	Low	
NAS TEN	Nassella tenuissima	Texas Needle Grass	1 gal	32	Low	
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	76	Low	
RHA BAL	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	161	Low	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
FIC PUM	Ficus pumila	Creeping Fig	1 gal	4	Medium	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
ARC UVA	Arctostaphylos uva-ursi	Manzanita	1gal	36" o.c.	3,669 sf	Low
CAR EVE	Carex oshimensis 'Everest'	Everest Japanese Sedge	1 gal	24" o.c.	508 sf	Low
JUN ELK	Juncus patens 'Elk Blue'	Spreading Rush	1 gal	30" o.c.	831 sf	High
NEP EB	Nepeta racemosa 'Early Bird'	Catnip	1 gal	36" o.c.	1,035 sf	Low

#### Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gonilla-Hair" is not acceptable unless specifically noted for slope areas.

	Cobble	3"-8" diameter river cobble. Contractor to submit sample to Landscape Architect for approval prior to installation. Check local suppliers.
	Boulders	Varied size (12"-48") placed in loose random groups to appear as natural rock outcroppings. Boulders to be granite as approved by Landscape Architect prior to installation.
	Off-site Landscape.	Refer to L0.2 for plan.

### Landscape Concept

The landscape construction plans shall be submitted as two distinct documents: One for on-site improvements and a second set for off-site improvements in the City ROW. See separate document for ROW landscape.

#### Plant Selections

The landscape design concept for the Taco Bell is to provide an enjoyable and aesthetic space for the customers that fits within the existing suburban landscape framework. Plant material has been selected that performs well in the special conditions of Rocklin (Sunset Zone #9 and #14).

Areas of non-irrigated decorative rock are located throughout the site.

Special considerations have been provided in selection of plant material that respects the needs of the restaurant as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering the building as well as moving around the site.

#### Irrigation System

The irrigation system (and associated plants) will conform and be compliant with the City of Rocklin's Water Efficient Landscape Ordinance and watering windows. City Standard Details shall be used for ROW plantings and irrigation system.

The entire site will be irrigated using a fully automatic system. The irrigation system will be exclusively spot bubblers with no pop-up overhead spray areas. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and UBC codes. Automatic controller will be a "smart" controller and will service both the ROW and restaurant irrigation systems. The controller will have wireless communication with an on-site weather sensor for freeze and rain shut-off. The site has significant elevation changes, therefore the irrigation system will have integral low-head drainage prevention devices in place.

All hardscapes that cross the City of Rocklin irrigation mainline shall have sleeves.

- (2) 2" diameter lodge pole pine stakes, min 10' long (or approved equal). Top of stakes to be equal with the first bottom branches. Remove nursery stakes prior to staking.
- (2) commercial rubber tree ties in figure "8" pattern screwed to stake with hot dipped galvanized screw. Keep the ties loose to allow the tree to sway 2" in every direction.
- Tree stakes to be placed to protect the tree from cars etc. first, and perpendicular to prevailing wind, second. Remove stakes within the year or after the tree can stand on it's own.
- Earth mound when not located in turf. Maintain level grade when in turf. Hold turf 18" from trunk.
- Planting tablets to be evenly distributed in backfill. See General planting notes for quantity.
- Original rootball. Loosen rootball to butterfly over planting mound. Do not cut or shape rootball.
- Prepared backfill mix. Hand press only to compact. See General Planting Notes and soil test recommendations.
- Planting pit for all trees to be twice the width of root ball. Scarify edges of pit.

Bio-retention basin with specialty plantings for pretreatment of stormwater before discharge.

Sweeps of low water use drought tolerant ornamental grasses recall native landscapes.

Public ROW shall receive planting and irrigation. See sheet L0.2 for separate review submittal

Specimen trees at drive-thru provide thematic scene.

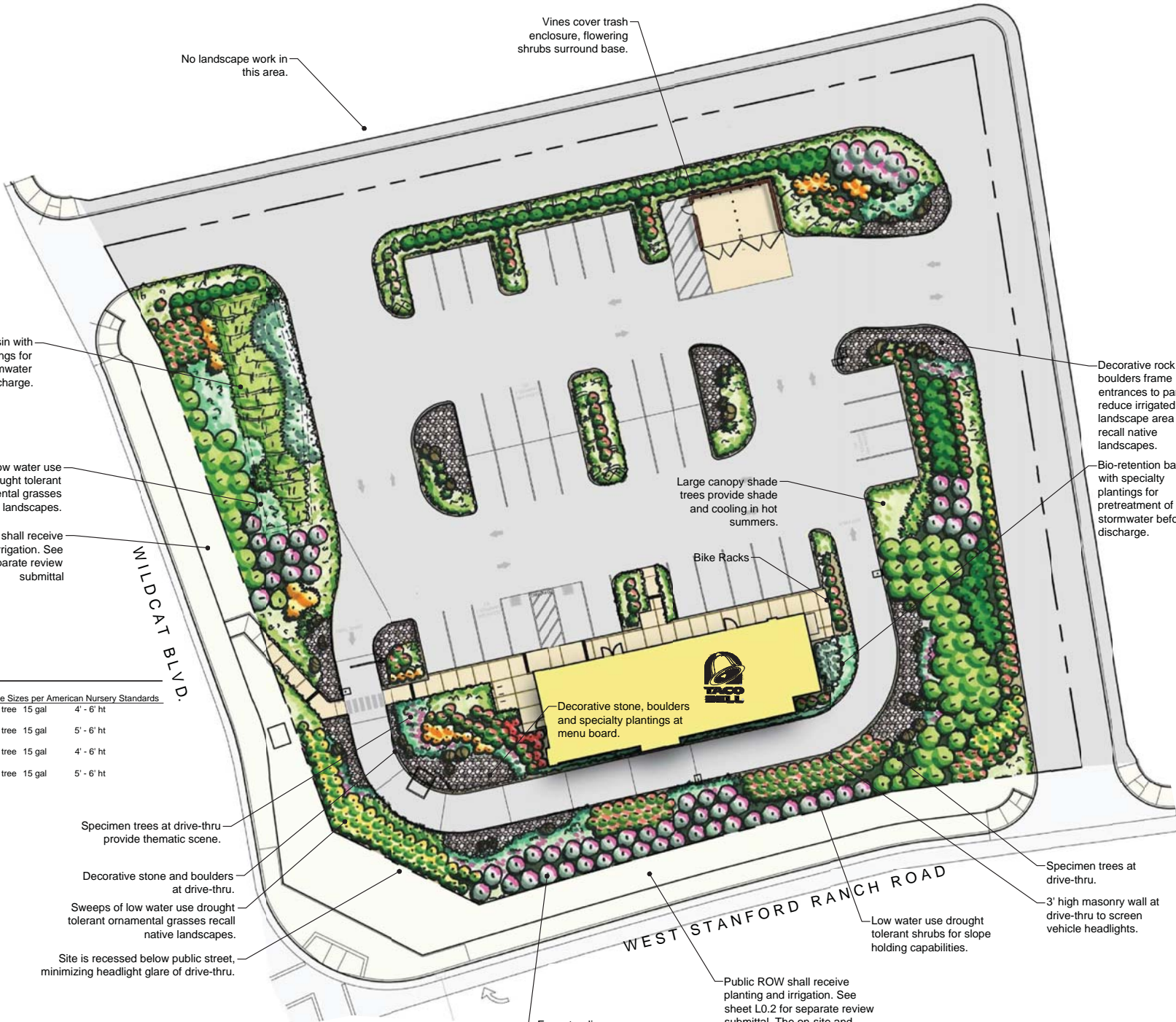
Decorative stone and boulders at drive-thru.

Sweeps of low water use drought tolerant ornamental grasses recall native landscapes.

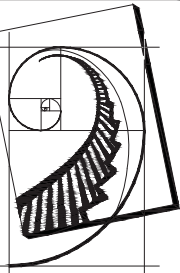
Site is recessed below public street, minimizing headlight glare of drive-thru.

### General Planting Notes

- The landscape has been designed to be compliant with the City of Rocklin Landscape Standards, the Water Efficient Landscape Ordinance, and to be consistent with the surrounding landscape context.
- All planting areas are to be top-dressed with min. 3" of bark mulch.
- The landscape planting is overwhelmingly low water use selections. No turf is proposed and all shrub and groundcover planting areas will be separated into appropriate water use hydrozones.
- Plants have been selected for their hardiness to the specific climate and none are on the invasive species list.
- Plants have been selected and placed to provide a tapestry of form, color, and texture with year-round interest. They have also been selected for their growth form, requiring minimal pruning and shaping.
- Soil amendments and bark mulch shall be compost and recycled materials to the greatest extent possible. A soil analysis shall be amended per the recommendations of the soil report.



### Project Location



**VMI architecture**  
Design · Planning · Interiors  
637 5th Avenue San Rafael, CA 94901  
415-451-2500 415-451-2595 fax  
www.vmatch.com

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**1482**

15-1739



August 13, 2015



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www.knoxia.com

151 N. Ninth St., Sonoma, CA 95370  
(209)532-2856 (209)532-9510

### RECORD DATES

DD SUBMITTAL	JUNE 30, 2014
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

### REVISIONS

NO.	DESCRIPTION	DATE

### CLIENT

**KEITH SHERMAN**  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA 95677  
Site # 311331  
Entity # 433312

### PROJECT

**TACO BELL**  
W Stanford Ranch Rd.(Parcel 1)  
Rocklin, CA 95765  
APN# 373-030-058 (Portion of)



LG-Ni-50 REV.

**L0.3**







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UNREGISTERED PROJECT. NO USE OF SUCH LOGOS, DESIGNS, OR MARKINGS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.  
ALL DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CLIENT MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THESE SO NOTED.

Landscape Concept

The landscape construction plans shall be submitted as two distinct documents: One for on-site improvements and a second set for off-site improvements in the City ROW. See separate document for on-site landscape public right-of-way. It is intended that the ROW landscape will achieve a seamless transition into the restaurant plantings to present a uniform and cohesive appearance.

Plant Selections

The landscape design concept for the Taco Bell is to provide an enjoyable and aesthetic space for the customers that fits within the existing suburban landscape framework. Plant material has been selected that performs well in the special conditions of Rocklin (Sunset Zone #9 and #14).

Areas of non-irrigated decorative rock are located through out the site.

Special considerations have been provided in selection of plant material that respects the needs of the restaurant as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering the building as well as moving around the site.

Irrigation System

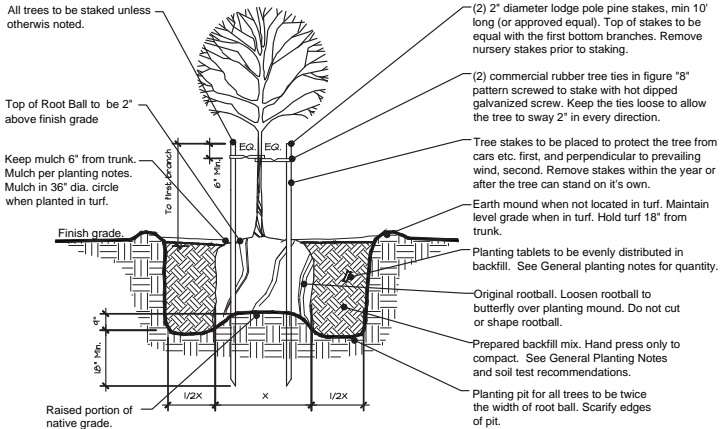
The irrigation system (and associated plants) will conform and be compliant with the City of Rocklin's Water Efficient Landscape Ordinance and watering windows. City Standard Details shall be used for ROW plantings and irrigation system.

The entire site will be irrigated using a fully automatic system. The irrigation system will be exclusively spot bubblers with no pop-up overhead spray areas. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and UBC codes. Automatic controller will be a "smart" controller and will service both the ROW and restaurants irrigation system. The controller will have wireless communication with an on-site weather sensor for freeze and rain shut-off. The site has significant elevation changes, therefore the irrigation system will have integral low-head drainage prevention devices in place.

All hardscapes that cross the City of Rocklin irrigation mainline shall have sleeves.

Landscape Areas

New Off-site Shrubs: 4,770 sf  
New turf area: 0 sf  
New landscape area: 4,770 sf



Tree Planting and Staking

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	Average Sizes per American Nursery Standards
CED DEO	Cedrus deodara	Deodar Cedar	15 gal	3	Low	Type 3 tree 15 gal 4' - 6' ht
MAG SAM	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal	3	Water Use Low	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
BAC PIG	Baccharis pilularis 'Pigeon Point'	Coyote Brush	5 gal	12	Low	
CEA YAN	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	5 gal	37	Low	
DIE VEG	Diets vegeta	African Iris	5 gal	6	Low	
RHA BAL	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	29	Water Use Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	
ARC UVA	Arctostaphylos uva-ursi	Manzanita	1gal	36" o.c.	2,183 sf	

Non-Living Groundcover

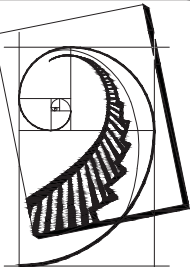
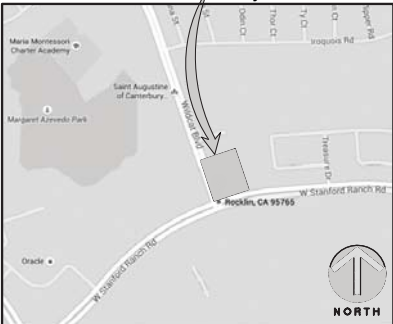
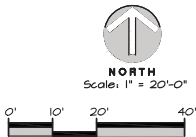
Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

On-site Landscape. Refer to L0.1 for plan.



General Planting Notes

- The landscape has been designed to be compliant with the City of Rocklin Landscape Standards, the Water Efficient Landscape Ordinance, and to be consistent with the surrounding landscape context.
- All planting areas are to be top-dressed with min. 3" of bark mulch.
- The landscape planting is overwhelmingly low water use selections. No turf is proposed and all shrub and groundcover planting areas will be separated into appropriate water use hydrozones.
- Plants have been selected for their hardiness to the specific climate and none are on the invasive species list.
- Plants have been selected and placed to provide a tapestry of form, color, and texture with year-round interest. They have also been selected for their growth form, requiring minimal pruning and shaping.
- Soil amendments and bark mulch shall be compost and recycled materials to the greatest extent possible. A soil analysis shall be amended per the recommendations of the soil report.



VMI architecture  
Design · Planning · Interiors  
637 5th Avenue San Rafael, CA 94901  
415-451-2500 415-451-2595 fax  
www.vmatch.com

VMI JOB NUMBER  
1482

15-1739



August 13, 2015



www.knoxia.com  
151 N. North St., Sonoma, CA 95370  
(209)532-2856 (209)532-9510

RECORD DATES	
DD SUBMITTAL	JUNE 30, 2014
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

REVISIONS	

CLIENT  
KEITH SHERMAN  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA 95677  
Site # 311331  
Entity # 433312

PROJECT  
TACO BELL  
W Stanford Ranch Rd.(Parcel 1)  
Rocklin, CA 95765  
APN# 373-030-058 (Portion of)

LG-Ni-50 REV.

SL0.2



The landscape construction plans shall be submitted as two distinct documents: One for on-site improvements and a second set for off-site improvements in the City ROW. See separate document for on-site landscape public right-of-way. It is intended that the ROW landscape will achieve a seamless transition into the restaurant plantings to present a uniform and cohesive appearance.

The landscape design concept for the Taco Bell is to provide an enjoyable and aesthetic space for the customers that fits within the existing suburban landscape framework. Plant material has been selected that performs well in the special conditions of Rocklin (Sunset Zone #9 and #14).

Special considerations have been provided in selection of plant material that respects the needs of the restaurant as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering the building as well as moving around the site.

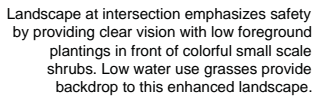
The irrigation system (and associated plants) will conform and be compliant with the City of Rocklin's Water Efficient Landscape Ordinance and watering windows. City Standard Details shall be used for ROW plantings and irrigation system.

All hardscapes that cross the City of Rocklin irrigation mainline shall have sleeves.



## PLANT SCHEDULE

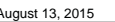
Non-Living Groundcover  
Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.



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6. Soil amendments and bark mulch shall be compost and recycled materials to the greatest extent possible. A soil analysis shall be amended per the recommendations of the soil report.



5-1739



RECORD DATES	
D SUBMITTAL	JUNE 30, 2014
LDG. SUBMITTAL	-
D SET	-
CONTRACT SET	-

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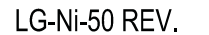
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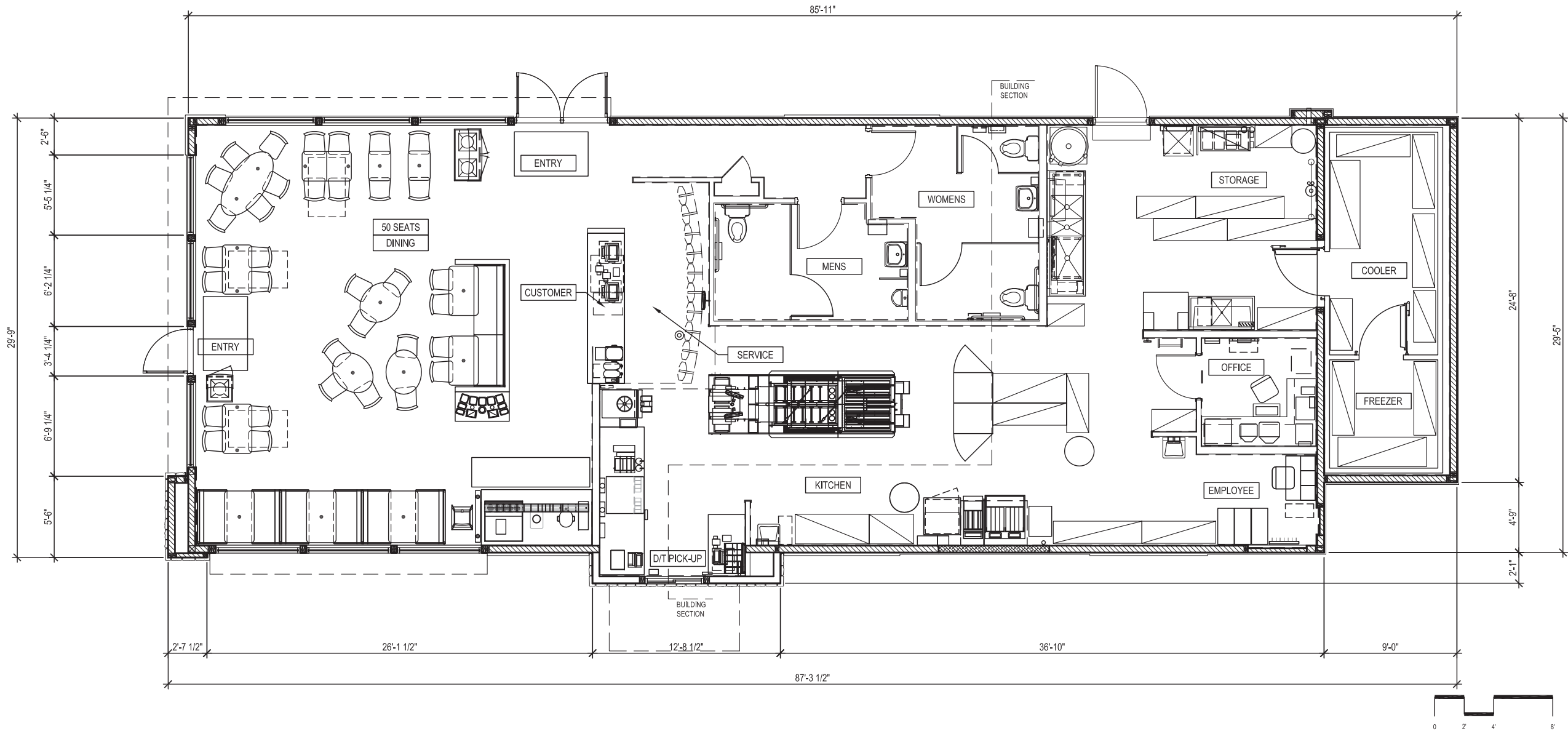
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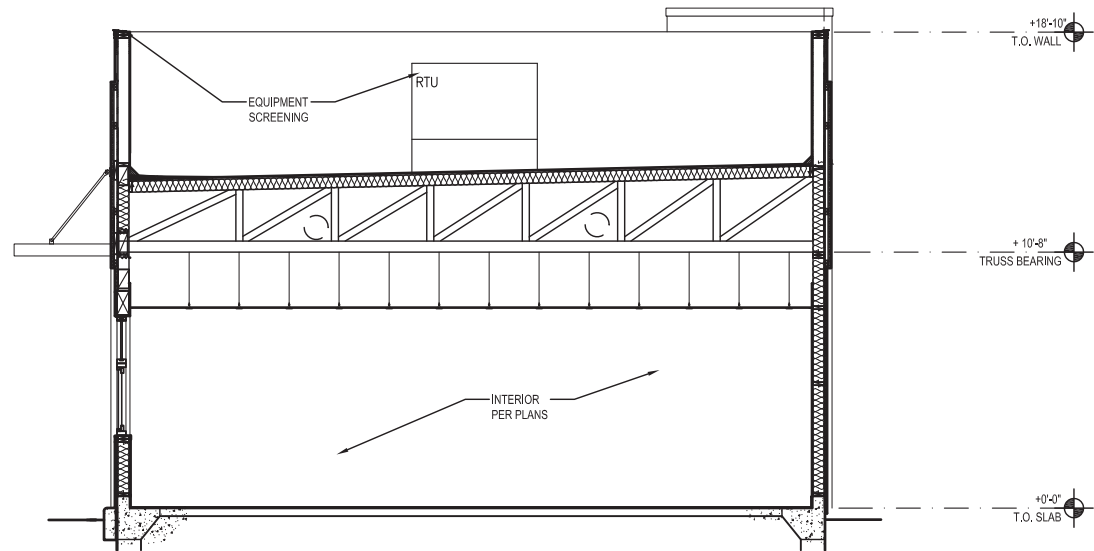
PROJECT  
TACO BELL  
W Stanford Ranch Rd.(Parcel 1)  
Rocklin, CA 95765  
APN# 373-030-058 (Portion of)



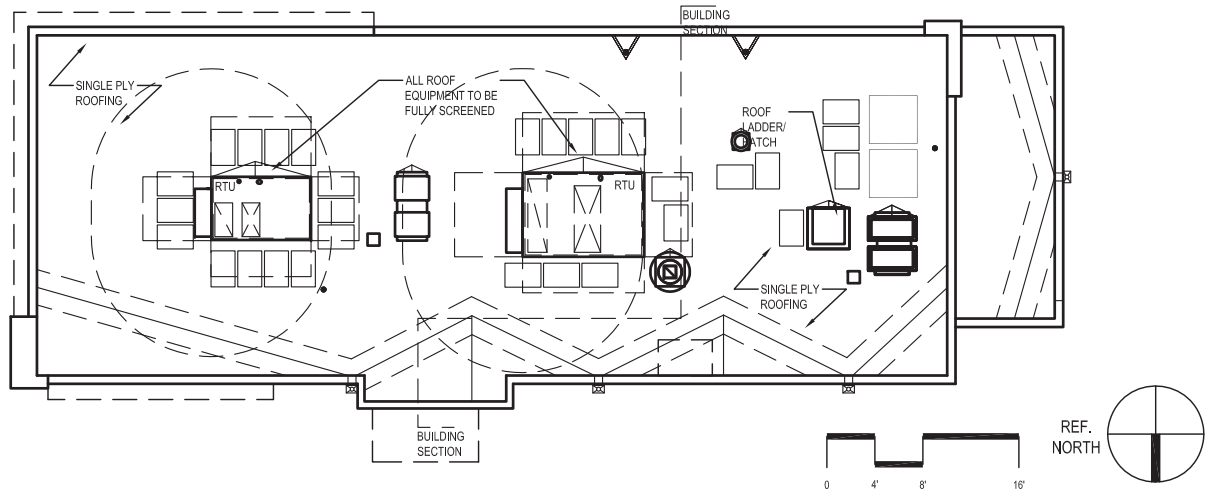
## SL0.3



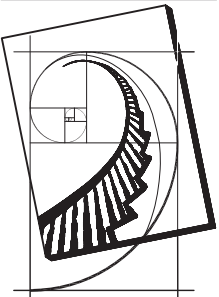
FLOOR PLAN (2,557 S.F.) 1/4" = 1'-0" A



BUILDING SECTION N.T.S. C



ROOF PLAN 1/8" = 1'-0" B



**VMI architecture**  
Design • Planning • Interiors  
637 5th Avenue San Rafael, CA 94901  
415-451-2500 415-451-2595 fax  
www.vmiarchitecture.com

VMI JOB NUMBER  
**1482**



RECORD DATES

DD SUBMITTAL JUNE 30, 2014  
BLDG. SUBMITTAL  
BID SET  
CONTRACT SET

REVISIONS

NO.	DESCRIPTION	DATE

CLIENT

**KEITH SHERMAN**  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA 95677  
Site # 311331  
Entity # 433312

PROJECT

**TACO BELL**  
W Stanford Ranch F  
Rocklin, CA 95677  
APN# 373-030-058



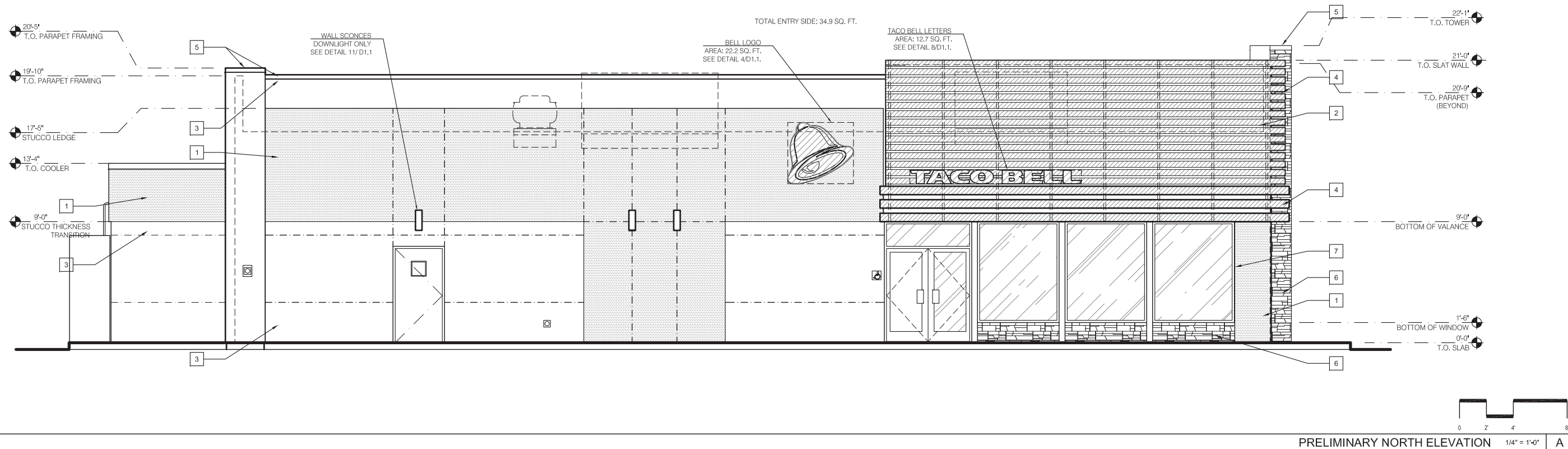
LG-Ni-50

FLOOR  
ROOF PLAN

**DD2**

Agenda Item #8.b.





SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"		NA08-0011
2	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"		
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 2823 "ROOKWOOD CLAY"		NA08-0010
4	SLAT WALL AND VALANCE COLOR	VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)		
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 7069 "IRON ORE"		
6	STONE WALL	BORAL - VERSA STONE	TIGHT CUT - "PLUM CREEK"		
7	STOREFRONT WINDOWS	TBD	"DARK BRONZE"		
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL		

SIGNAGE CALCULATIONS: (PER CITY SIGN ORDINANCE GUIDELINES, 17.75.050 - F)

- NO MAXIMUM ON NUMBER OF BUILDING SIGNS ALLOWED  
-SO LONG AS AREA LIMITS ARE NOT EXCEEDED.

@ FREESTANDING  
1/200 LIN. FT. STREET FRONTAGE  
1 ADD'L / EA. ADD'L 200 LIN. FT. ABOVE 200.  
STREET FRONTAGE = 228'-8" = (1) FREESTANDING ALLOWED  
MAX. AREA = 100 S.F.  
MAX. HEIGHT = 15'

@ 2 S.F. PER LIN. FT. OF BUILDING FRONTAGE (\*\*MAX. 100 S.F.)  
29'-9" BUILDING FRONTAGE ALONG WILDCAT BLVD.  
59.5 SQ. FT. SIGNAGE AREA ALLOWED\*\*

87'-3" BUILDING FRONTAGE ALONG W. STANFORD RANCH  
174.5 SQ. FT. SIGNAGE AREA ALLOWED \*\*

234 SQ. FT. BUILDING SIGNAGE ALLOWED  
100 SQ. FT. FREESTANDING SIGNAGE ALLOWED

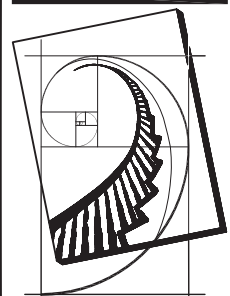
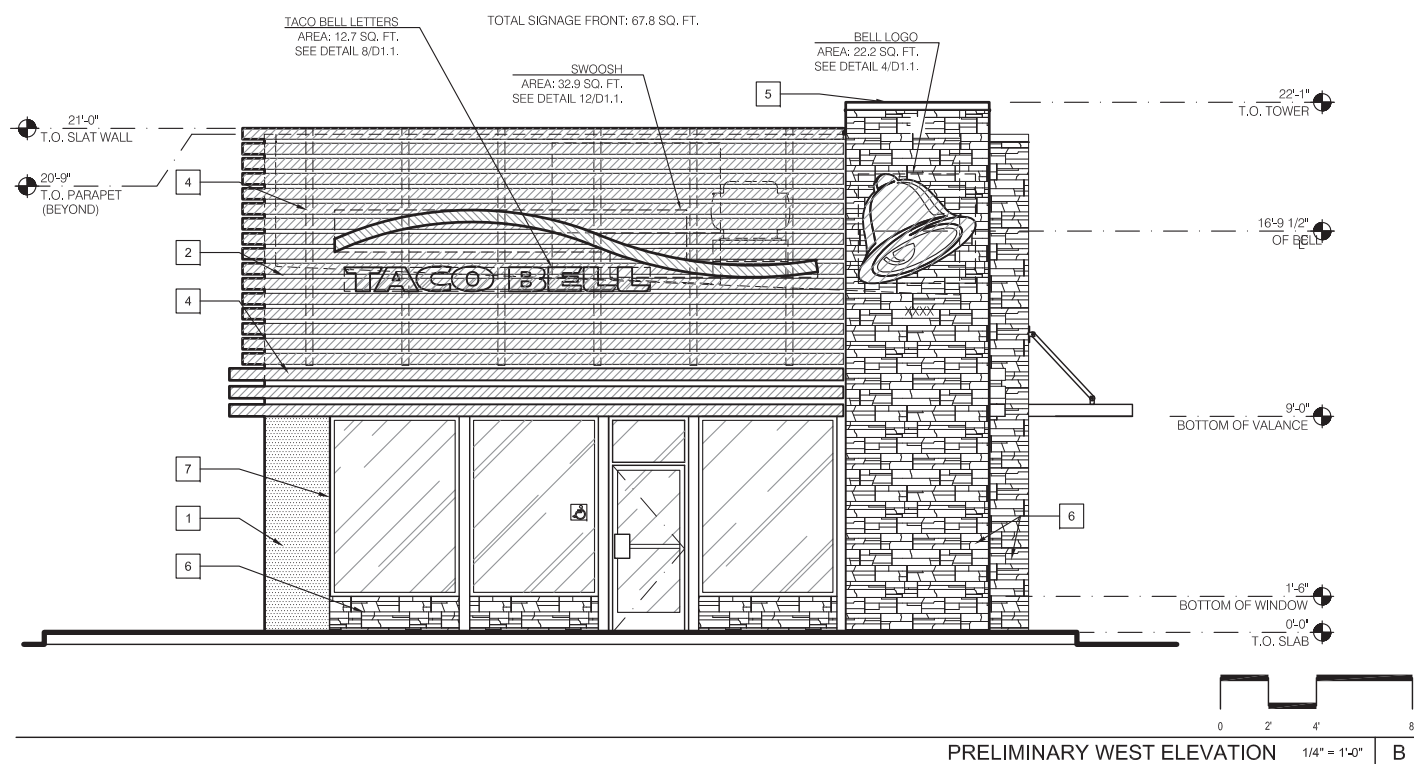
334 SQ. FT. TOTAL SITE SIGNAGE ALLOWED

TOTAL DRIVE-THRU SIDE:	34.9 SQ. FT.
TOTAL ENTRY SIDE:	34.9 SQ. FT.
TOTAL SIGNAGE @ W. STANFORD:	69.8 SQ. FT.

TOTAL SIGNAGE @WILDCAT:	67.8 SQ. FT.
TOTAL BUILDING SIGNAGE:	137.6 SQ. FT.

MONUMENT SIGN: 33.3 SQ. FT.

TOTAL SITE SIGNAGE PROPOSED: 170.9 SQ. FT



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VMI JOB NUMBER  
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## RECORD DATES

DD SUBMITTAL	JUNE 30, 2014
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

## REVISIONS

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**CLIENT**  
**KEITH SHERMAN**  
ENTERPRISES, INC.  
4610 BEDFORD COURT, ROCKLIN, CA 95677  
**Site # 311331**  
Entity # 433312

PROJECT  
TACO BE  
W Stanford Ranch R  
Rocklin, CA 9  
APN# 373-030-058

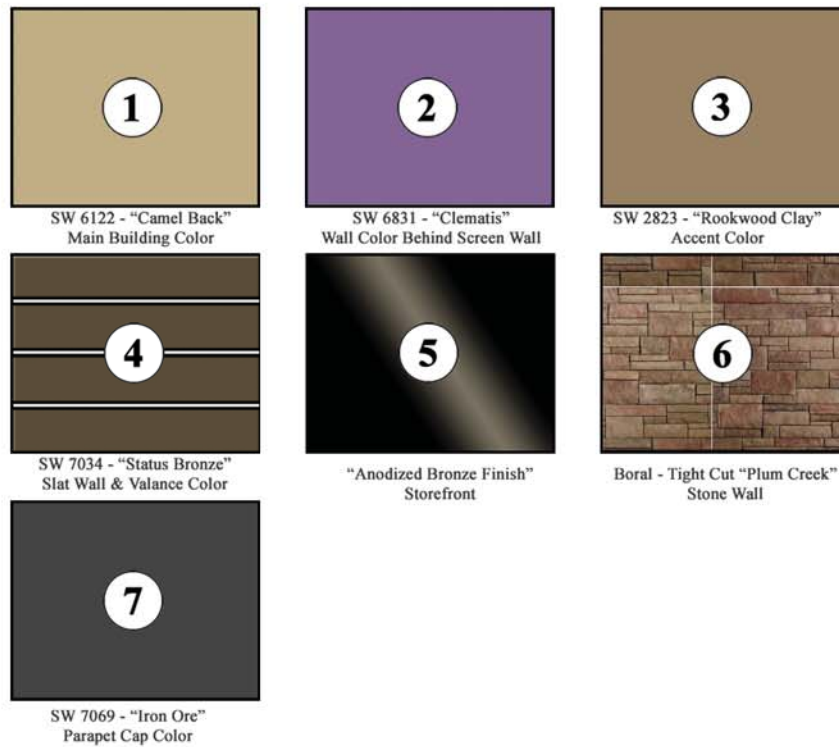


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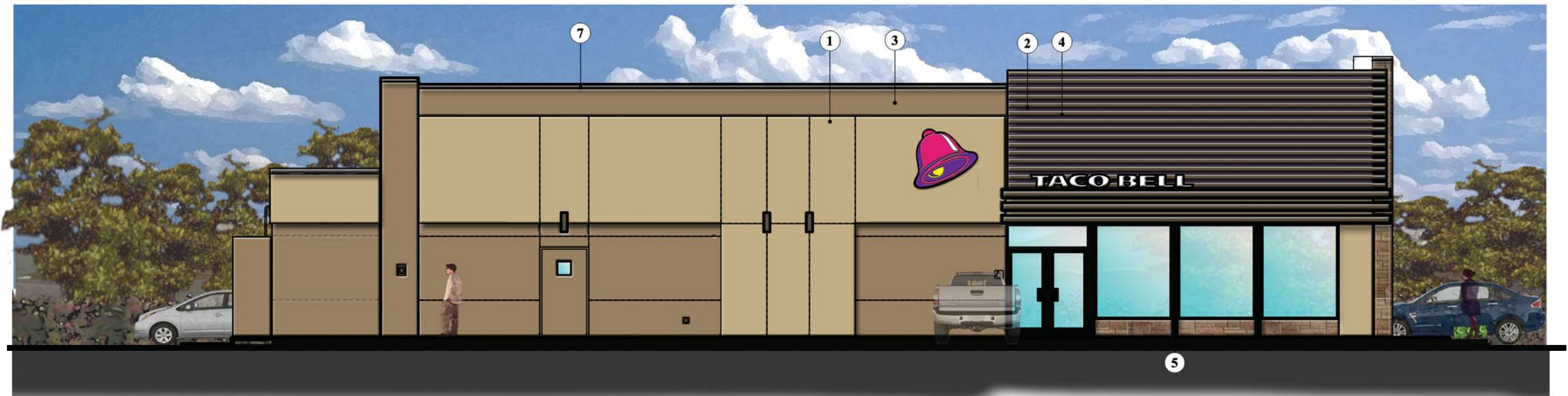
EXTERIOR ELE #3

DD4





WEST ELEVATION



NORTH ELEVATION

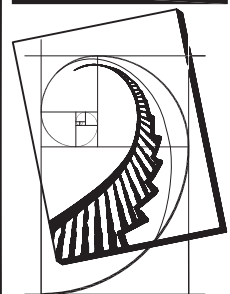
## EXTERIOR ELEVATIONS

DATE: REV #1 SEPTEMBER 28, 2015

OWNER: KEITH SHERMAN ENTERPRISES  
4610 Bedford Court  
Rocklin, CA 95677

Taco Bell  
NEC W. Stanford Ranch Rd. & Wildcat Blvd.  
Rocklin, CA 95765



PRELIMINARY PAINT SCHEDULE  $1/4" = 1'-0"$ 

VMI JOB NUMBER  
1482



DD SUBMITTAL	JUNE 30, 2014
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

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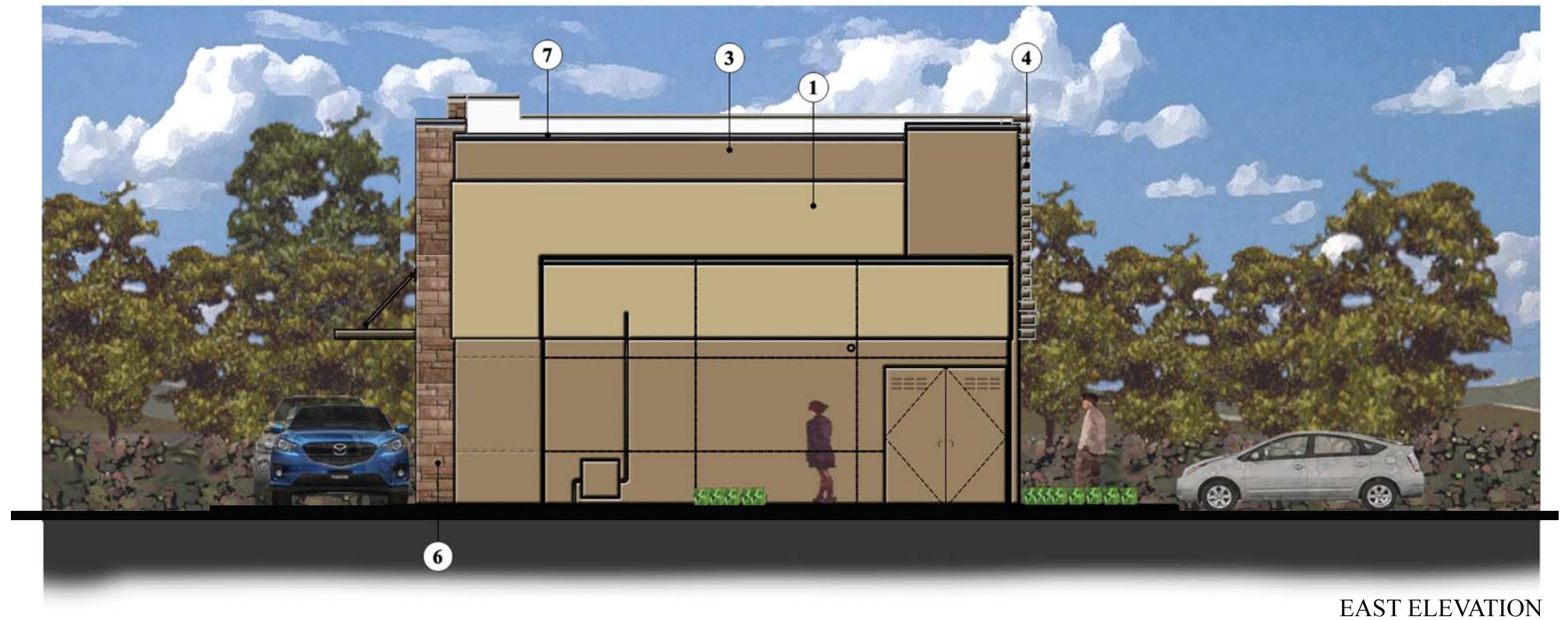
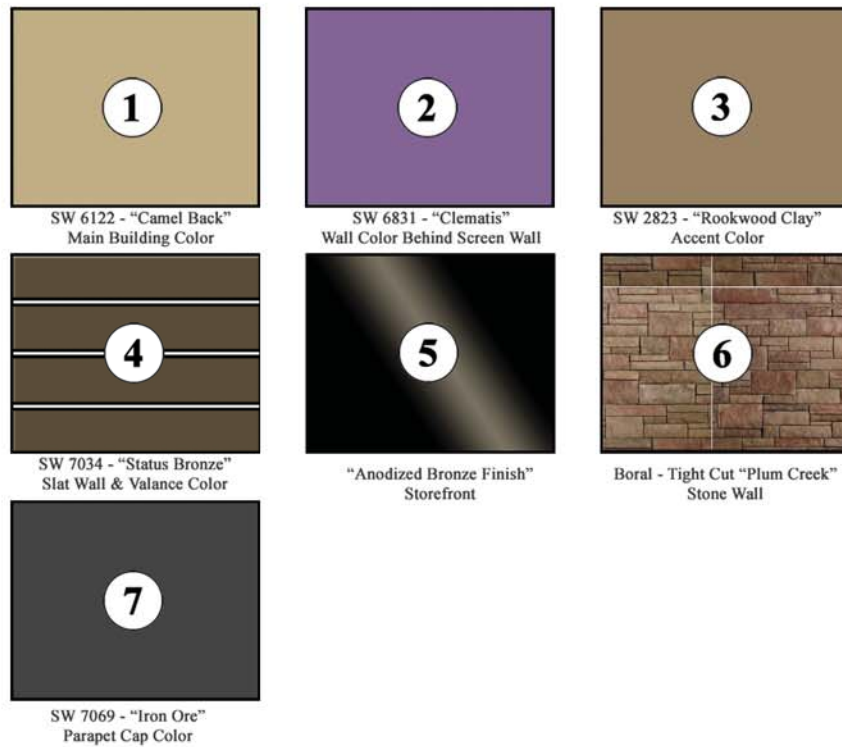
PROJECT  
TACO BE  
W Stanford Ranch R  
Rocklin, CA 9  
APN# 373-030-058



LG-Ni-50

EXTERIOR ELE  
DD4





## EXTERIOR ELEVATIONS

DATE: REV #1 SEPTEMBER 28, 2015

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## PLANNING COMMISSIONER TRAINING WORKSHOP

The Sacramento Valley Section of the American Planning Association is pleased to announce a Planning Commission Training Workshop.  
*Open to Planning Commissioners, Appointed Officials,  
and the public within the Sacramento Valley.*

The Workshop will be held on:  
**Saturday, April 16, 2016**  
**9:00 am to 3:00 pm**  
**West Sacramento Community Center**  
(1075 West Capitol Avenue, West Sacramento)

**Cost \$25**

*[registration cost covers coffee and light breakfast in the morning, lunch and afternoon cookies]*

Time	Topic
9:00 am	Welcome and Introductions
10:00 am	Module 1: Procedural Basics
	<ul style="list-style-type: none"><li>• Planning Overview</li><li>• Commissioner Conduct</li><li>• Decision-Making Process</li></ul>
10:30 am	Module 2: The General Plan
	<ul style="list-style-type: none"><li>• General Plan Basics</li><li>• Housing Element</li><li>• Zoning and Implementation</li></ul>
11:30 am	Module 3: California Environmental Quality Act (CEQA)
12:30 pm	Lunch and Networking (provided by APA-SVS)
1:00 pm	Keynote Speaker: Planning for Healthy Communities
1:30 pm	Module 4: Quality & Sustainable Urban Design
	<ul style="list-style-type: none"><li>• Urban Design</li><li>• Sustainability</li></ul>
3:00 pm	Adjourn

### WORKSHOP REGISTRATION

There are two ways to register:

**1. Register on-line at:**

<https://www.eventbrite.com/e/planning-commissioner-training-workshop-tickets-22119445858>

*Please note that a surcharge applies for on-line registration.*

**2. Make payments directly:**

**By check:** please make checks payable to "SVS-APA" and mail payment to:

Elaine Sledge, SVS-APA account manager

P.O. Box 1794, Fair Oaks, CA 95628

**By credit card:** call/email Elaine Sledge at 916-863-1362 or [elaine@business-svs.com](mailto:elaine@business-svs.com)

### Sacramento Valley APA

We are a professional community of land use and natural resource planners, planning commissioners, students, and those in related professions who support planning, building, and maintaining great communities.

# City Council Presentation

## South Jordan Tour Results and Lessons Learned

**Council Chambers**  
**Tuesday, February 9, 2016**  
**(6:00pm)**



# Purpose

In early December, 2015 members of the Architectural Guidelines Committee and staff visited South Jordan, Utah over a two-day period to primarily visit the **Daybreak** community as part of their effort in preparing new architectural design guidelines for select Rocklin locations.

Started in 2001, **Daybreak** is a 4,126 acre walkable, connected, mixed use, mixed income, quality focused master-planned community by the Rio Tinto/Kennecott Land Company as part of their reclamation efforts.

Attendees included:

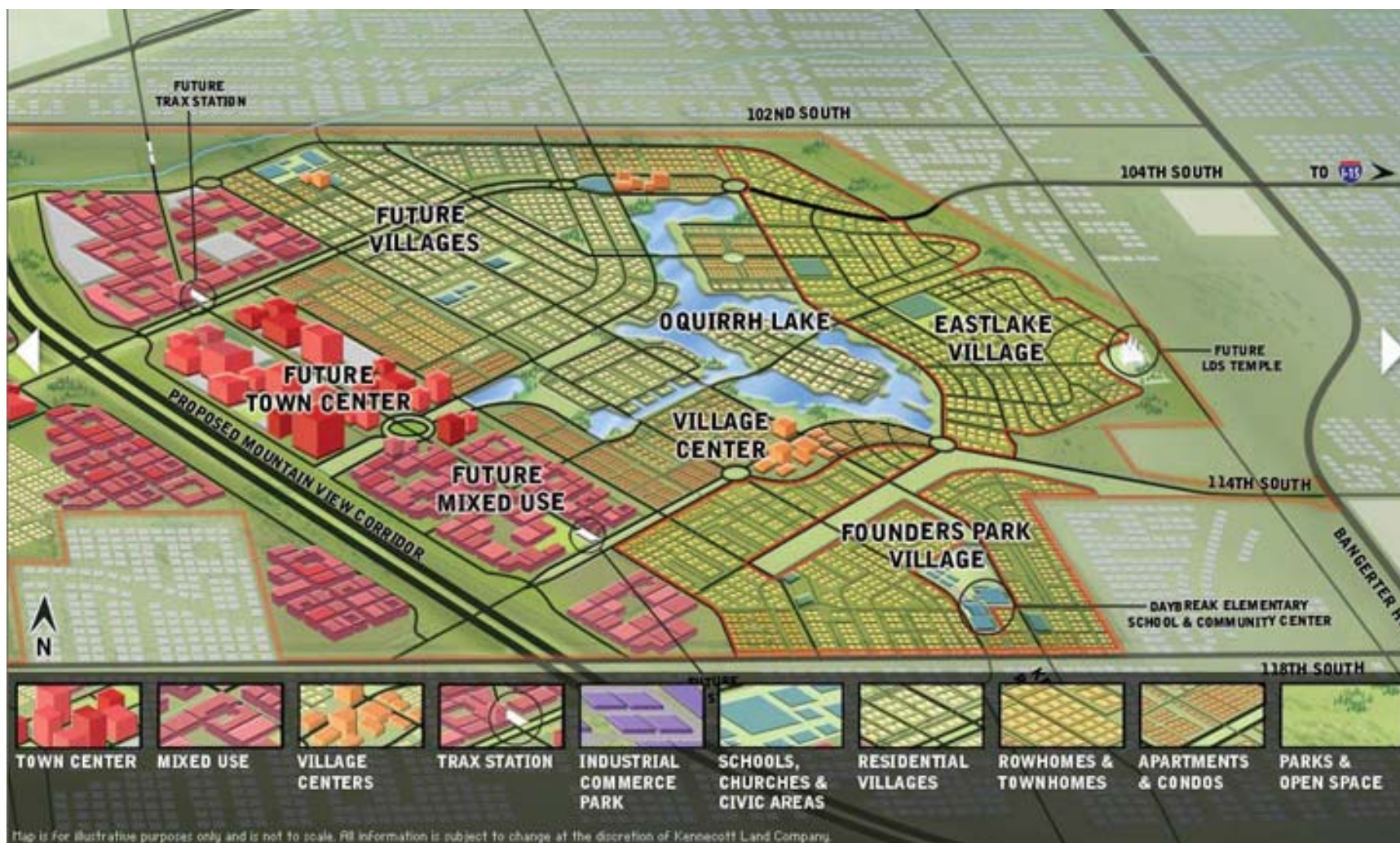
- Councilwoman Ruslin, Councilman Butler, Commissioner McKenzie, Commissioner Sloan, City Manager Horst, Director Mondell, Director Webster, and Manager Fu.

# Area Map





# Daybreak Map





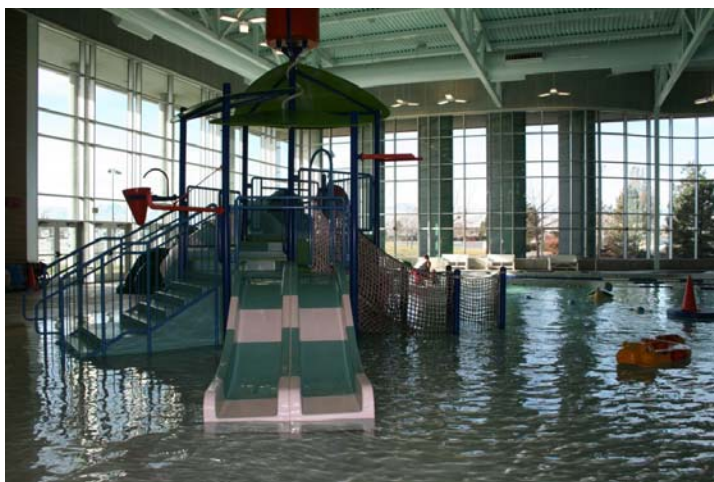
# Schedule (Day 1)

## Morning (**South Jordan**)

- City Hall
- Town Center
- River Park
- Holt Farm
- Animal Shelter
- Redwood Road City Park



# South Jordan Photographs





# South Jordan Photographs



# Schedule (Day 1)

## Afternoon (**Daybreak**)

- Glass House
- Neighborhoods
- Soda Row
- Parks
- Mixed-Use
- Streetscape





# Daybreak Photographs



# Daybreak Photographs





# Daybreak Photographs



# Daybreak Photographs





# Daybreak Photographs



# Daybreak Photographs





# Daybreak Photographs



# Daybreak Photographs



# Schedule (Day 2)

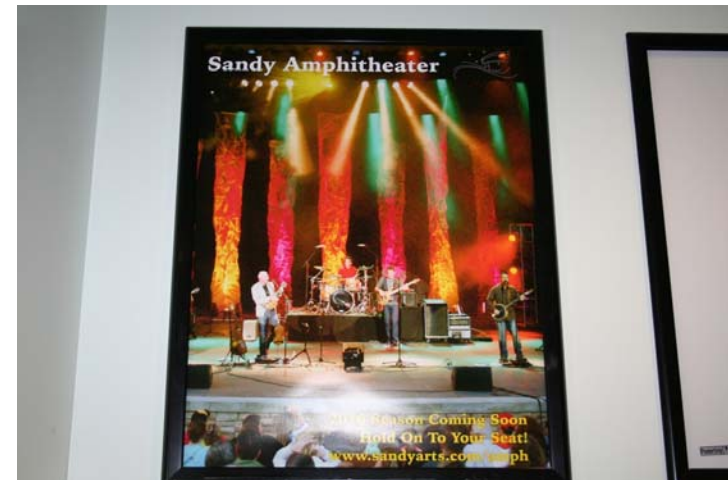
## Morning (Sandy City and West Jordan)

- City Amphitheater
- Gardner Village





# Amphitheater Photographs





# Gardner Village Photographs



# Gardner Village Photographs





# Miscellaneous Details



# Miscellaneous Details





# Miscellaneous Details



# Lessons Learned

- Variety in architectural styles, materials, and colors is desirable
- Variety in housing types is desirable
- Variety in use adjacency is desirable
- Focus on quality design is important
- Mixed use and mixed income can be acceptable in the marketplace
- Design transitions
- Architectural details are important
- Place-making is essential and doesn't have to be expensive
- Different scales of buildings can function well in close proximity
- High quality design can be achieved without extensive guidelines if review process is right
- Variety adds interest and character whereas uniformity can appear monochromatic