



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: April 17, 2018
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

MEETING PROCEDURES AND STANDARDS OF DECORUM

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. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

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 City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

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.

AMERICANS WITH DISABILITIES ACT

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.

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.

ELECTRONIC PRESENTATIONS

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.

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.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. March 20, 2018 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

PUBLIC HEARINGS

7. **ROSEVILLE MOTORSPORTS (SUNSET PLAZA)
CONDITIONAL USE PERMIT, U2018-0003**

This application is a request for approval of a Conditional Use Permit to allow automotive service and repair in connection with a new motorcycle and recreational vehicle retail store in an existing tenant space in the Sunset Plaza Shopping Center. The subject site is located on the southeast corner of Pacific Street and Sunset Boulevard. APN 046-010-026. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

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 Robert Keil. The property owner is 6015 Pacific St., LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Roseville Motorsports / U2018-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (Roseville Motorsports / U2018-0003)

**8. AAA BUILDING AT SECRET RAVINE
DESIGN REVIEW, DR2018-0001
USE PERMIT, U2018-0001**

This application is a request for approval of a Design Review and a Use Permit to allow the construction and operation of a 6,800 square foot AAA auto repair facility on a vacant pad within the existing Center at Secret Ravine. The use would be light general maintenance service for vehicles. This would include oil changes, battery replacement, tire replacement/rotation, etc. The use would not include any heavy repair, such as engine replacement or auto body work. The subject site is a vacant pad within the Center at Secret Ravine, located at 5530 Schriber Way. APN 045-053-081. The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has identified that the project may rely on the previously approved Mitigated Negative Declaration for the Center at Secret Ravine project adopted by City Council in 2011 (Reso 2011-144).

The applicant is RSC Engineering, Inc. The property owner is Donahue Schriber Realty Group, LP.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (AAA Building At Secret Ravine / DR2018-0001)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Use Permit (AAA Building At Secret Ravine / U2018-0001)

NON PUBLIC HEARINGS

- 9. Reports and Discussion Items from Planning Commissioners**
- 10. Reports from City Staff**
- 11. Adjournment**

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

March 20, 2018
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)

1. Meeting Called to Order at **6:30 pm**
2. Pledge of Allegiance was led by Commissioner Vass.
3. Roll Call

Chairman Martinez
Commissioner McKenzie - excused
Commissioner Sloan
Vice Chairman Whitmore - excused
Commissioner Vass

Others Present:

DeeAnne Gillick, Assistant City Attorney
Marc Mondell, Economic & Community Development Director
Laura Webster, Director of the Office of Long Range Planning
Bret Finning, Manager of Planning Services
Nathan Anderson, Senior Planner
Dara Dungworth, Senior Planner
Terry Stemple, Planning Commission Secretary

About 5

4. Minutes –
 - a. Minutes of February 20, 2018 were approved as submitted.
5. Correspondence - None
6. Citizens Addressing the Commission on Non Agenda Items – None

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **ROCKLIN 60 GENERAL DEVELOPMENT PLAN, SECOND AMENDMENT
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2018-0001**

This City-initiated application is a request for approval of a General Development Plan (PDG) Amendment to revise the Rocklin 60 Subdivision PDG (originally approved as Ordinance No. 968; amended as Ordinance No.

1047) to reinsert language into the plan that was inadvertently deleted as a part of adoption of Ordinance No. 1047. The subject site is the approximately 57-acre Rocklin 60 subdivision, now called the Preserve at Secret Ravine, generally located north of Schriber Way and Lakepointe Drive and east of the Rocklin Crossings shopping center. The property is zoned Planned Development 4 dwelling units per acre (PD-4) and Planned Development 2 dwelling units per acre (PD-2). The General Plan designation is Medium Density Residential (MDR) and Low Density Residential (LDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15305 Minor Alterations in Land Use Limitations has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is the City of Rocklin. The property owner is Taylor Morrison of California.

Chairman Martinez waived the staff presentation.

The hearing was opened to the public for comment. There being none, the hearing was closed.

On a motion by Commissioner Sloan and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Recommending Approval of a Notice of Exemption Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001) was approved by the following vote:

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

On a motion by Commissioner Sloan and seconded by Commissioner Vass, Resolution of The Planning Commission of The City of Rocklin Recommending Approval of an Ordinance Repealing Ordinance No 1047 and Reenacting The Rocklin 60 General Development Plan With the Inclusion of Language That Was Inadvertently Deleted as Part of a Prior Amendment Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001) was approved by the following vote as amended:

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

**8. PACIFIC TECH PARK LAND USE MODIFICATION
GENERAL PLAN AMENDMENT, GPA2017-0006
REZONE, Z2017-0008
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0006**

This application is a request for approval of a General Plan Amendment, Rezone, and General Development Plan Amendment to change the existing land use of Retail Commercial (RC) to Light Industrial (LI), the zoning from Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) and amend the Pacific Tech Park General Development Plan (Ordinance 923) to reflect the requested land use

changes. The subject site is generally located 900 feet southerly of the intersection of Sunset Boulevard and Pacific Street. APN 046-010-058.

The property is zoned Planned Development Business Professional (PD-BP). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified that the project may rely on the previously approved Mitigated Negative Declaration for the Pacific Tech Park project adopted by City Council on August 14, 2007 (Reso 2007-227).

The applicant is Karendia McDonald with Borges Architectural Group. The property owner is BEM, Inc.

Dara Dungworth, Senior Planner presented the project staff report.

The Commission had questions for staff regarding:

1. Outside uses for light industrial zoning
2. Layout of buildings

The hearing was opened to the public for comment. There being none, the hearing was closed.

On a motion by Commissioner Vass and seconded by Commissioner Sloan, Resolution of The Planning Commission of The City of Rocklin Recommending Approval of a General Plan Amendment to Change The Land Use Designation of a 2.0 Acre Portion of an Approximately 7.56 Acre Site From Retail Commercial (RC) to Light Industrial (LI) (Pacific Tech Park / GPA2017-0006) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner Sloan, Resolution of The Planning Commission of The City of Rocklin Recommending City Council Approval of an Ordinance Approving The First Amendment to The Pacific Tech Park General Development Plan, Replacing And Superseding Ordinance 923, And to Rezone Three Parcels From Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) (Pacific Tech Park / PDG2017-0006, Z2017-0008) was approved by the following vote as amended:

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

NON PUBLIC HEARINGS

9. Informational Items and Presentations - None

10. **Reports and Discussion Items from Planning Commissioners - None**

11. **Reports from City Staff - None**

12. **Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

Roseville Motorsports

Conditional Use Permit, U2018-0003

April 17, 2018

Recommendation

Subject to the draft conditions of approval, staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Roseville Motorsports / U2018-0003)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT (Roseville Motorsports / U2018-0003)

Proposal/Application Request

This application is a request for approval of a Conditional Use Permit to allow the operation of a vehicle service department approximately 2,462 square feet in size as a part of a new motorcycle and motorized recreational vehicle retail store in approximately 34,300 square feet of an existing building. There would be no expansion of the existing building. The request also includes outdoor display in designated areas at the front of the building.

General Site Information

The subject site is located within the existing Sunset Plaza center at 6015 Pacific Street. The Assessor Parcel Number (APN) is 045-010-026. Roseville Motorsports is planning to relocate into approximately 34,000 square feet of vacant space in the shopping center. See **Figures 1 and 2**.

Figure 1 – Aerial Vicinity Map

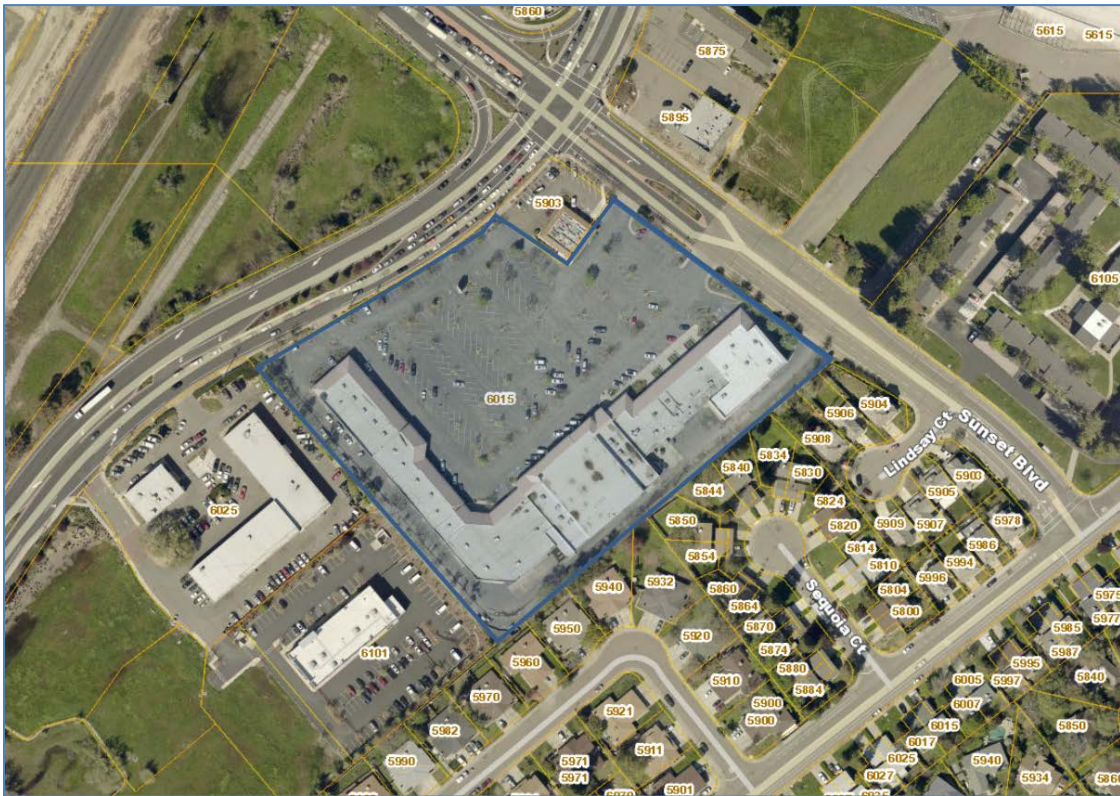
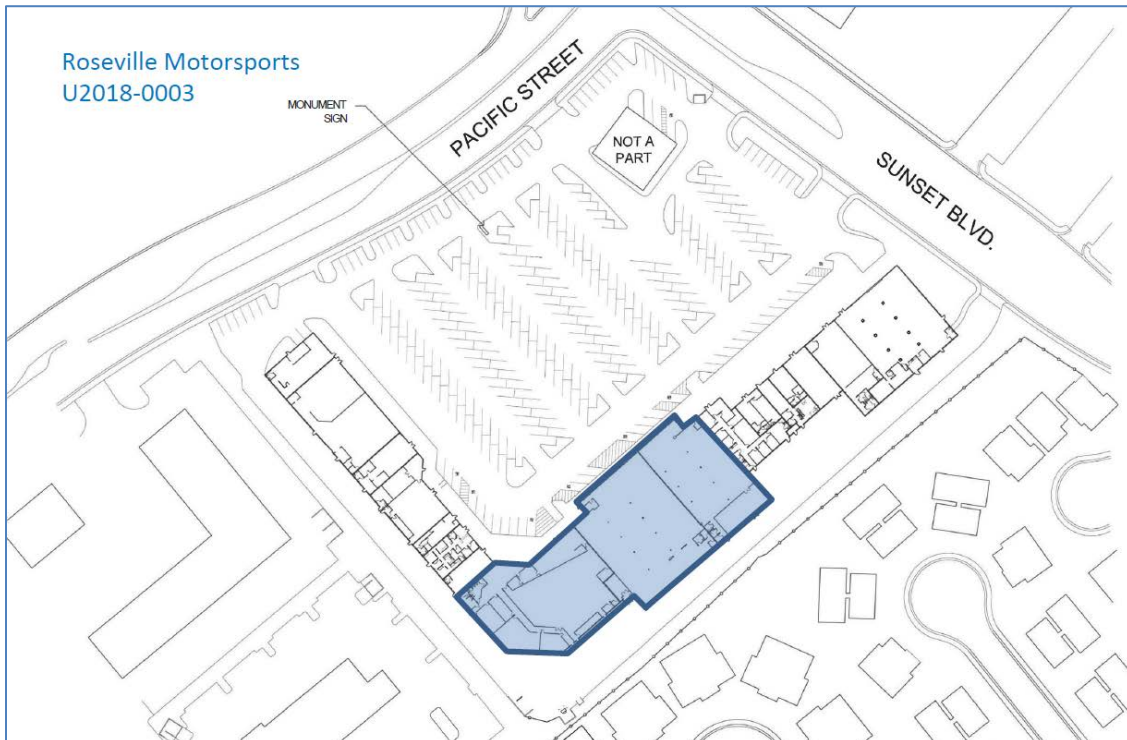


Figure 2 – Project Tenant Location



Owner/Applicant

The applicant is Robert Keil on behalf of Granite Bay Motorcycle Partners, Inc. The property owner is 6015 Pacific St, LLC / Ethan Conrad Properties, Inc.

Background and Site Characteristics

The first part of the Sunset Plaza was constructed in 1965 and was modified and expanded in the 1990s. The center is currently home to an assortment of tenants, including a convenience store, donut shop, barbershop, and dance center. Several of the tenant spaces within the center are presently vacant.

The proposed recreational vehicle dealership and service center would occupy three existing tenant spaces within the center which would be merged to accommodate the use.

General Plan and Zoning Compatibility

The project site is designated Retail Commercial (RC) on the General Plan and is zoned Retail Business (C-2) within the Rocklin Municipal Code (RMC). The proposed project is compatible with the existing General Plan designation and Zoning, subject to issuance of a Conditional Use Permit for the service component and outdoor display as described below.

Use Permit

“Automobile repair shops (light)” and outdoor display may be permitted within the C-2 zoning district, subject to issuance of a Conditional Use Permit.

Per the RMC the grant of a Conditional Use Permit shall be based on a finding by the decision making body (Planning Commission) that the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood, or the general welfare of the City.

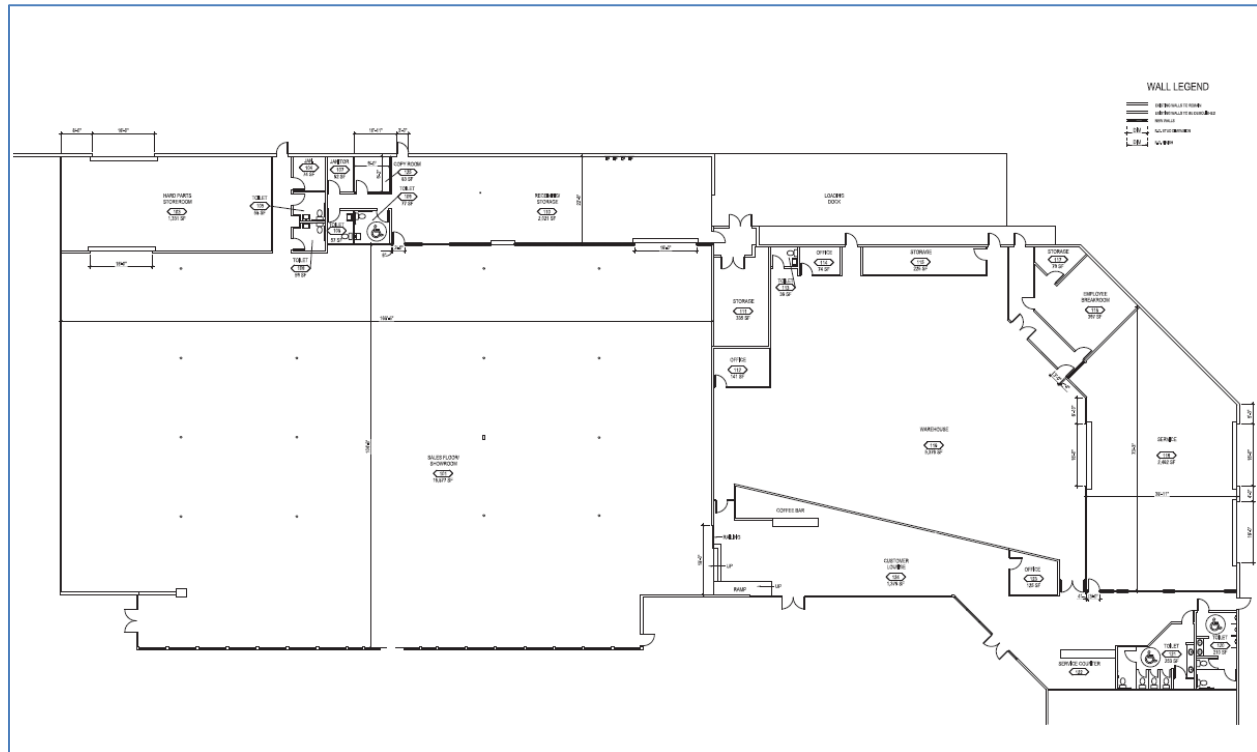
Business Description

Roseville Motorsports is proposed to include a 2,462 square foot service area as a portion of their overall facility which includes an approximately 17,000 square foot sales floor/showroom, 5,000 square feet of storage/utility areas, a 5,400 square foot warehouse, and 4,500 square feet of ancillary uses (customer lounge, offices, restrooms, hallways, etc.). See **Figure 3** for a preliminary floor plan. The project is required to obtain all necessary Building/Fire permits prior to occupancy.

Planning Commission Staff Report
Roseville Motorsports
April 17, 2018
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Hours of operation are anticipated to be Monday through Friday from 8:30 am to 6:00 pm and Saturday from 8:30 am to 5:00 pm, closed on Sunday.

Figure 3 – Preliminary Floor Plan



Noise

To ensure the vehicle service activities do not create noise impacts to the adjacent tenants and the nearby residential neighborhood, the project is conditioned that all vehicle maintenance and repair shall be conducted entirely within the building with service and man doors closed at all times and to require the installation of sound proofing in the service area walls.

Outdoor Display

The applicant seeks approval for five outdoor display areas at the front of the tenant space; three areas are on the sidewalk and two are within parking spaces. See Exhibit A to the draft resolution of approval for a site plan with general locations of the display areas. The three sidewalk areas will not interfere with public access to or across the front of the building. ADA and Fire access is required to be maintained and if necessary the display areas can be adjusted to comply with code. A draft condition of approval requires the display areas to be demarcated with paint outlines and the wording 'Display Area' or similar and for the areas to be restored to their original use if Roseville Motorsports leaves the center.

Any parking lot tent sales and similar outdoor special events would require approval of an administrative Special Event Permit, pursuant to the standard application processing requirements and timelines prior to an event taking place.

Parking and Trailer/Vehicle Storage

The Sunset Plaza parking lot provides for approximately 293 parking spaces. As noted above, two parking spaces are requested to be approved for display. The applicant has also requested that three standard spaces be converted to provide four to six motorcycle parking spaces. As the proposed use includes significant warehouse space and typically has a low customer to floor area ratio, staff has no objections to the conversion of five parking spaces and does not anticipate that the project would result in significant impacts to parking within the center or surrounding area. The draft conditions of approval include provisions to require the conversion of these spaces back to regular parking stalls should Roseville Motorsports ever relocate out of the center.

The Police Department expressed concern regarding potential security issues with parking and storage of trailers and vehicles on-site before and after service is performed. To address this issue the draft conditions of approval include a provision that no overnight storage of trailers and/or vehicles shall be permitted outside of the building. During regular operating hours, trailers and/or vehicles that have been dropped off or are ready for pick up may be temporarily parked in the service area at the rear of the building, but shall not block doors or conflict with the fire lane.

Environmental Determination

The development as described above is exempt pursuant to Class 1 of the CEQA Guidelines (California Code of Regulations Sec. 15301 – Existing Facilities. Class 1 exemptions consist of the minor alteration of existing facilities involving negligible or no expansion beyond the existing use. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Class 1 of the CEQA Guidelines.

Recommendation

The proposed use is not anticipated to be detrimental to the health, safety, or general welfare of the area. Therefore, staff recommends approval of the Conditional Use Permit, subject to the draft conditions of approval.

RESOLUTION NO. 2018-

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

Roseville Motorsports/Sunset Plaza Project (U2018-0003)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Roseville Motorsports/Sunset Plaza Project (U2018-0003) ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15301 – Existing Facilities; 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 _____, 2018, 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
ECD Department
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Roseville Motorsports/Sunset Plaza Project (U2018-0003)

Project Location - Specific: The project is located on the southeast corner of Pacific Street and Sunset Boulevard, APN 046-010-026.

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

Description of Nature, Purpose and Beneficiaries of Project: The project is a request for approval of a Conditional Use Permit to allow the operation of a new vehicle service department approximately 2,462 square feet in size as a part of a new motorcycle and motorized recreational vehicle retail store in approximately 34,303 square feet of an existing building. There would be no expansion of the existing building.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The applicant is Robert Keil, 951 Station House Lane, Rocklin, CA 95765, (916) 521-8856, and the property owner is 6015 Pacific St, LLC / Ethan Conrad Properties, Inc., 1300 National Drive, Sacramento, CA 95834 (916) 779-1000.

Exempt Status (Check one)

☒ x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15301 – Existing Facilities

Reasons why the project is exempt. The project involves the use of an existing tenant space as a service department and motorcycle and motorized recreational vehicle retail store, as further described above. Class 1 exemptions consist of the minor alteration of existing facilities involving negligible or no expansion beyond the existing use. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Class 1 of the CEQA Guidelines.

Contact Person: Marc Mondell, Economic & Community Development Department Director

Date received for Filing: _____

Signature: _____

Marc Mondell, Economic and Community Development Department Director

RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT
FOR A VEHICLE REPAIR SHOP (LIGHT) IN A C-2 ZONE

(Roseville Motorsports / U2018-0003)

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. Conditional Use Permit U2018-0003 allows for outdoor display and the operation of a vehicle repair shop (light) within a recreation vehicle retail store in the existing Sunset Plaza shopping center located at 6015 Pacific Street (APN 045-010-026).

B. A Notice of Exemption has been approved for this Project via Planning Resolution No. PC-2018- .

C. The use would be completely enclosed within an existing building and would not require any significant modifications to the parking area or building exterior. Therefore, the establishment, maintenance, and operation of the proposed use will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The project is consistent with the Retail Commercial (RC) General Plan designation, and is allowed within the Retail Business (C-2) zoning district through issuance of a conditional use permit. The establishment, operation, and maintenance of the use 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 Conditional Use Permit for operation of a vehicle repair shop (light) (Roseville Motorsports / U2018-0003) as depicted and further described in Exhibit A included herein, subject to the conditions listed below. The approved Exhibit A shall govern the use. Unless otherwise expressly stated, the applicant / owner shall be solely responsible for satisfying each condition prior a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of use as is 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. Operations

- a. Approval of this conditional use permit does not relieve the applicant from the requirement to obtain subsequent permits and approvals, as applicable. Prior to issuance of a Certificate of Occupancy, the applicant shall work with the Building and Fire Departments, as well as applicable utility providers, to ensure that all requirements have been met. (BUILDING, FIRE, APPLICABLE UTILITIES)
- b. All vehicle maintenance and repair activities shall be conducted entirely within the building. (PLANNING)
- c. Service area doors shall remain closed except for when vehicles and supplies are actively entering / exiting the building. (PLANNING)
- d. Vehicle repair hours of operations shall be as follows: (PLANNING)
Monday – Saturday 8:30 a.m. – 6:00 p.m.
- e. Five areas as indicated on Exhibit A are approved for outdoor display of sales product. Two parking spaces near the front of the business are approved to be used as display area and shall not conflict with required accessible parking spaces. The sidewalk areas shall be demarcated with solid lines of paint to indicate the allowed display area and adjacent pedestrian access shall be maintained at a minimum of 48 inches wide. All five display areas shall include painted 'Display Area' or similar wording on the pavement. The final size, location, and painting of the display areas shall be to the satisfaction of the Community Development Director. The five display areas shall be removed and restored to original

use at such time as Roseville Motorsports vacates the tenant space.
(BUILDING, PLANNING, FIRE)

- f. Storefront windows shall not be covered, blacked out, or changed to spandrel glass to render them opaque without the prior approval of the Community Development Director. (PLANNING)
 - g. A maximum of three standard parking spaces may be converted to motorcycle parking spaces. These spaces shall be near the business entrance(s), shall not be located in front of other businesses, and shall be restored back to standard parking spaces at such time as Roseville Motorsports vacates the tenant space. (PLANNING)
 - h. Use of a public address or loud speaker system that can be heard outside of the building when service or man doors are open is prohibited. (PLANNING)
 - i. Prior to issuance of a building permit the applicant shall demonstrate that tenant improvements include noise attenuation measures for the service area in the form of soundproofing to prevent any noise impacts to adjacent homes or businesses. At minimum, all walls in the service area, as indicated on Exhibit A, shall be filled with R-11 insulation and interior walls finished with ½" soundboard covered with two layers of 5/8" sheetrock. Alternatives to the above may be approved by the Community Development Director, so long as they provide for an equivalent level of sound attenuation. Said improvements shall be completed prior to issuance of a certificate of occupancy. (BUILDING, PLANNING)
2. Outdoor Storage
- a. 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 Community Development Director. (PLANNING)
 - b. No overnight storage of trailers and/or vehicles shall be permitted outside of the building. During regular operating hours, trailers and/or vehicles that have been dropped off or are ready for pick up may be temporarily parked in the service area at the rear of the building, but shall not block doors or conflict with the fire lane. (PLANNING, FIRE)

3. Security

- a. Prior to building permit issuance, the applicant or tenant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact.
- b. Prior to building occupancy, the property owner or tenant shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the building, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

4. 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 owner, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Community Development Director. (PLANNING)
- c. The outdoor display areas shall be maintained free of trash and any other debris, to the satisfaction of the Community Development Director. (PLANNING)

5. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the applicant 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 65009 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)

6. 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 17th day of April, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Roseville Motorsports\Meeting Packets\03 Roseville Motorsports - PC Reso - U2018-0003- final.doc

EXHIBIT A

Roseville Motorsports

Conditional Use Permit (U2018-0003)

Roseville Motorsports
U2018-0003

EXHIBIT A

U2018-0003

MONUMENT
SIGN

PACIFIC STREET

NOT A
PART

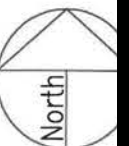
SUNSET BLVD.

RECEIVED
FEB 06 2018
BY:

THAN CONRAD PROPERTIES INC.
SUNSET PLAZA
PACIFIC STREET & SUNSET BLVD.
OAKLAND, CA

7/31/2017

SCALE: 1"=80'-0"



ROSEVILLE
MOTORSPORTS

SUNSET PLAZA
6005-6115 PACIFIC ST.
ROCKLIN, CA

PREPARED BY:

STACEY HALL
C-31704

DRAWING:
DEMOLITION PLAN

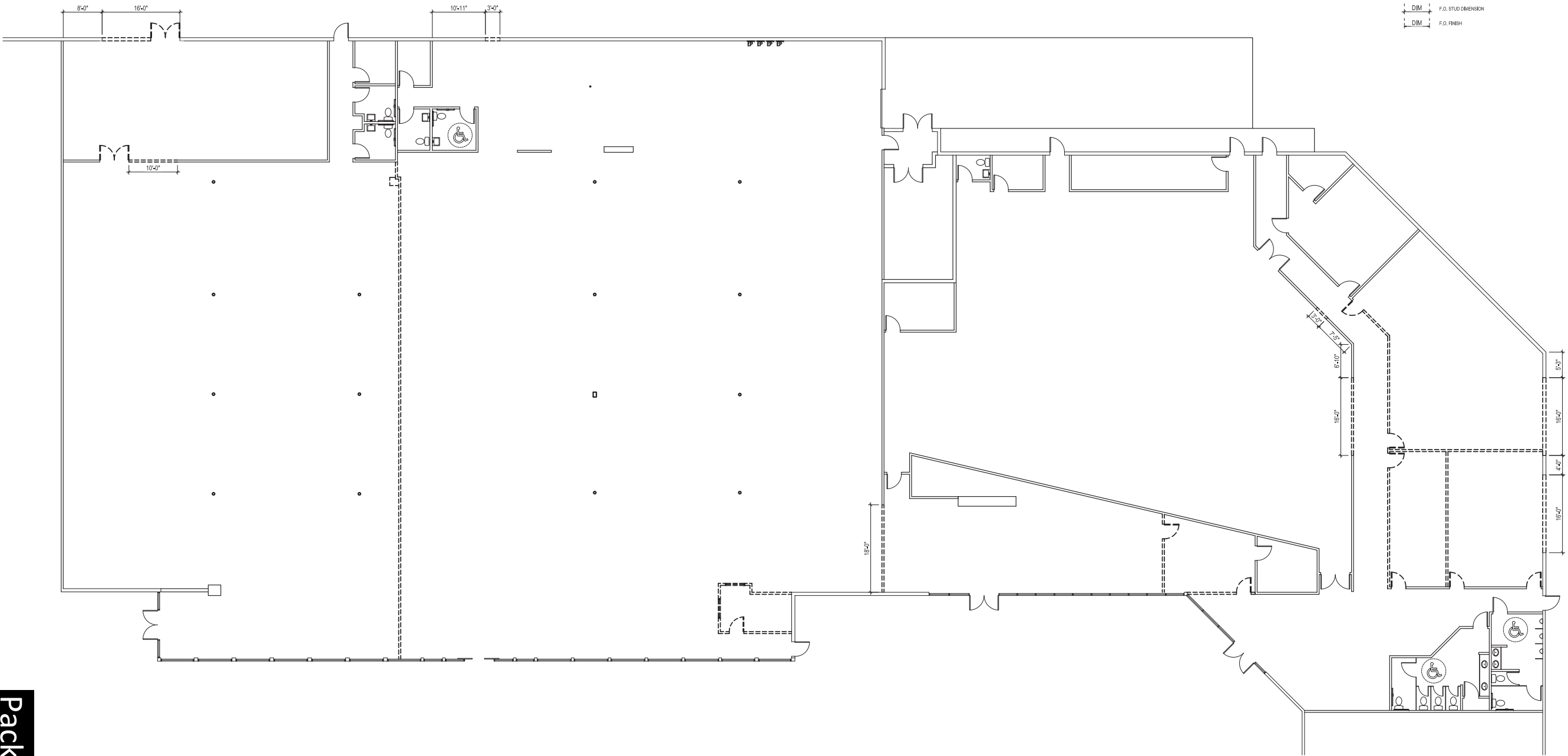
PAGE: **A2.1**

DATE:
JANUARY 23, 2018

CUP
SUBMITTAL
DRAWINGS

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- NEW WALLS
- DM F.O. STUD DIMENSION
- DM F.O. FINISH



ROSEVILLE
MOTORSPORTS

SUNSET PLAZA
6005-6115 PACIFIC ST.
ROCKLIN, CA

PREPARED BY:

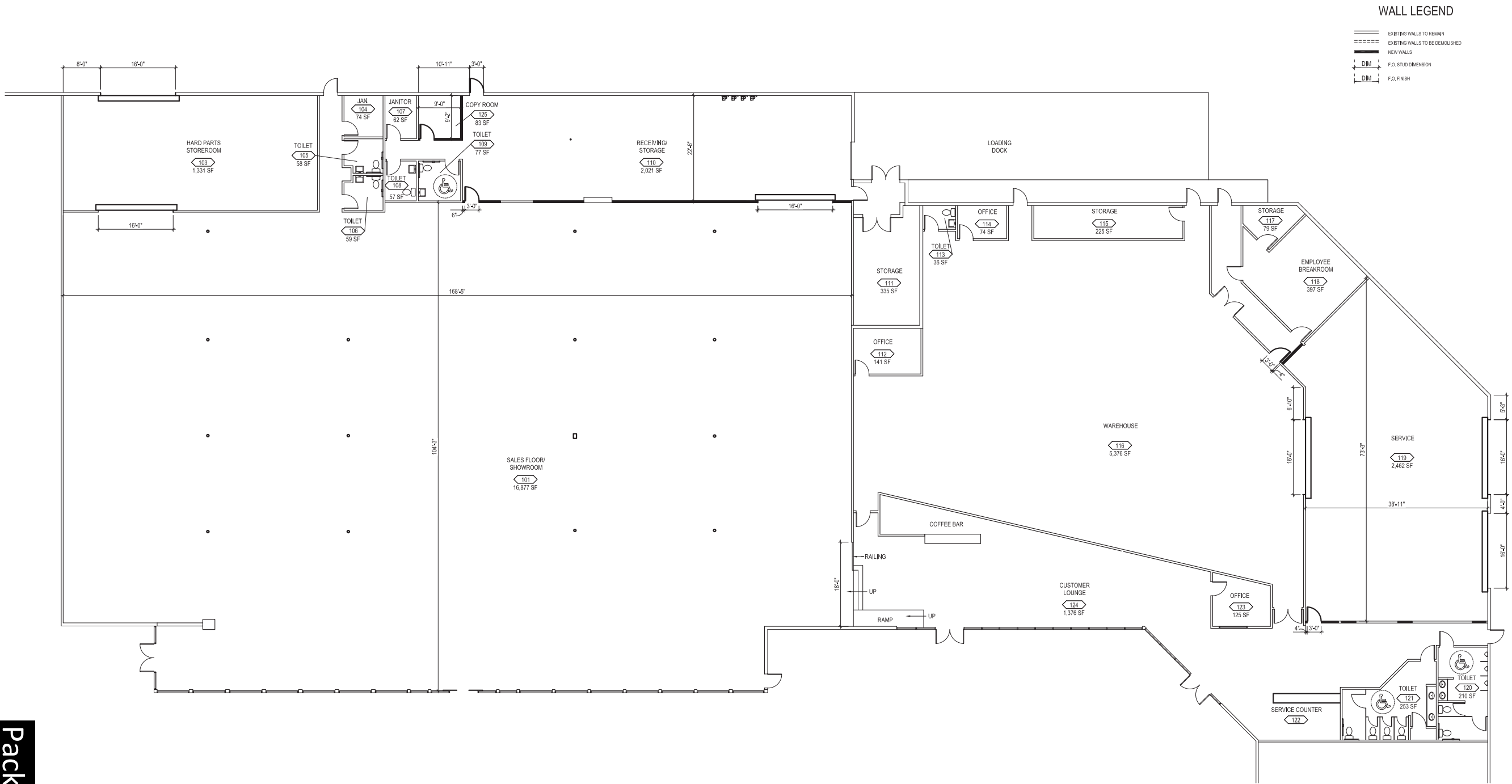
STACEY HALL
C-31704

DRAWING:
PROPOSED FLOOR PLAN

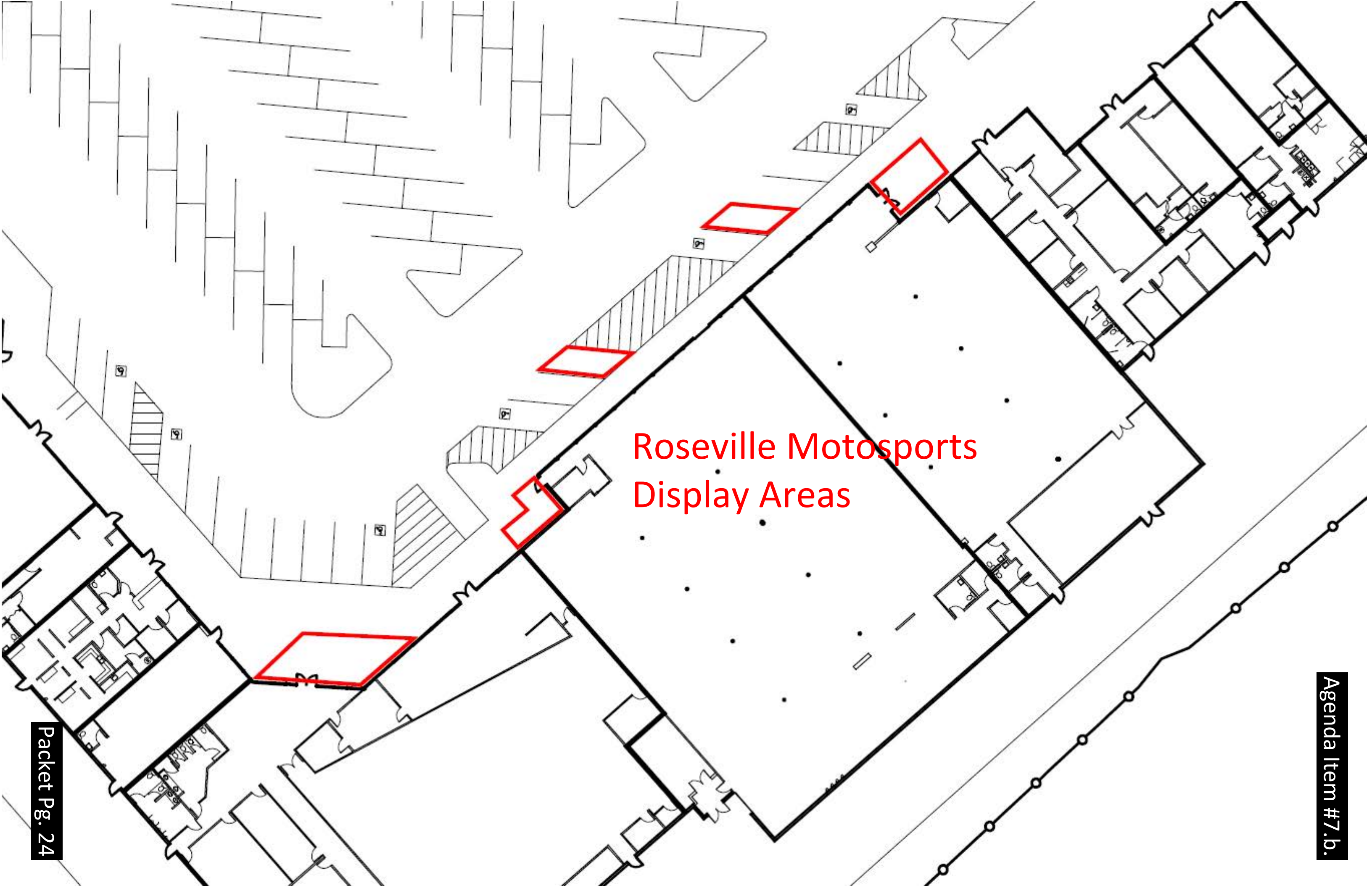
PAGE: **A3.1**

DATE:
JANUARY 23, 2018

CUP
SUBMITTAL
DRAWINGS



1
A3.1 PROPOSED FLOOR PLAN
SCALE: $\frac{3}{32}'' = 1'-0''$



Roseville Motosports
Display Areas

Ural: 24" Letters - Polaris: 36" Logo - Yamaha: 36" Letters & Logo - Kawasaki: 36" ("K") - Suzuki: 24" Logo



SCALE: NTS

DESCRIPTION: CONCEPTUAL MOCKUP OF FASCIA SIGNAGE

Conceptual Exhibit for reference only--
Signs not a part of the conditional use permit approval

Packet Pg. 25

Ellis & Ellis
SIGN SYSTEMS
916.924.1936 1111 Joellis Way
916.924.3133 Sacramento, CA 95815
Contractors License #545167

Project: Roseville Yamaha		Date: 1.16.18	Quote# 9032	Order#
Address:		Revisions	Designer: Matt A. Sales Rep: Mike T.	
		A: 01.23.18 TW B: 01.23.18 TW	Sales Rep. Approval for Production	
		C: 00.00.00 D: 00.00.00	X	
		E: 00.00.00 F: 00.00.00	Date	

Please check spelling and layouts. If approved, sign the layouts and return for production. If there are changes, please note them on the layout to which they pertain and send back for revision. Layouts must be returned no more than 72 hours after receipt, or a change order extending contract time will be issued. All signs are produced after the approval of shop drawings by client. Production time will be 6-8 weeks after layouts are received and signed without any changes. Any signs made incorrectly due to inaccurate client-approved drawings will not be the responsibility of Ellis & Ellis.

This document is submitted for review/approval of all aspects including; layout spelling, context / content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawing shall have precedence over scaled dimensions.

Tenant Signature	Date
Landlord Signature	Date

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical requirements client is responsible for;

- 1) Electrical must be within 6ft of sign.
- 2) Must have bonded earth ground from electrical panel to sign location.
- 3) N.E.C. requires dedicated circuits for signs.
- 4) No roof penetrations.

Landlord Signature	Date
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Agenda Item #7.b.



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

AAA Building at Secret Ravine

**Design Review, DR2018-0001
Use Permit, U2018-0001**

April 17, 2018

Recommendation

Subject to the recommended conditions of approval, staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A USE PERMIT (AAA Building at Secret Ravine / U2018-0001)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (AAA Building at Secret Ravine / DR2018-0001)

Proposal/Application Request

This application is a request for approval of a Design Review and a Use Permit to allow the construction and operation of a 6,800 square foot AAA auto repair facility on a vacant pad within the existing Center at Secret Ravine. The use would allow light vehicle services, to include oil changes, battery replacement, tire replacement/rotation, etc. The use would not include any heavy repair, such as engine replacement or auto body work.

ANALYSIS

General Site Information

The subject site is a vacant pad within the Center at Secret Ravine, located at 5530 Schriber Way. Assessor Parcel Number (APN) 045-053-081.

Figure 1 – Aerial Vicinity Map



Owner/Applicant

The applicant is RSC Engineering, Inc. The property owner is Donahue Schriber Realty Group, LP.

Background and Site Characteristics

The project area was annexed in to the City of Rocklin as a part of the Sierra College Annexation in 2003. Historically, the project site was used for farming and grazing. The site has been designated and zoned for commercial development since annexation.

On October 11, 2011, the City Council approved the Center at Secret Ravine project, which included a Tentative Parcel Map to subdivide the site into four parcels; a General

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AAA Building at Secret Ravine
April 17, 2018
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Development Plan to establish the zoning and design guidelines (similar to Rocklin Crossings commercial center to the north); a Design Review/Oak Tree Preservation Permit to approve the Center's site design, landscaping, and architecture and remove oaks trees; and a Use Permit to allow outside storage and sales.

In 2014, the City approved the Shell Gas Station at the Center at Secret Ravine, which allowed construction and operation of an approximately 2,900 square foot gasoline service station, convenience store, and drive-in carwash on the Center's northwestern parcel (Parcel 1). To date, this is the only building to be constructed within the Center at Secret Ravine, although the drive aisles, landscaping, and building pads were constructed for the entire center in 2015/2016.

Approving Authority

The Center Secret Ravine General Development Plan (PDG) contains goals and requirements to be implemented for construction within the Center at Secret Ravine development. The PDG contains specific development standards and design guidelines, and states that future buildings to be constructed within the center shall be reviewed for consistency with these guidelines.

If a project is determined to be consistent with design guidelines and standards, the PDG allows staff to approve Design Reviews within the center administratively. However, because the proposed project also includes a Conditional Use Permit, which requires Planning Commission approval, the Design Review has been included with this entitlement package and the full project is subject to approval by the Planning Commission.

General Plan and Zoning Compatibility

The project site is designated as Retail Commercial (RC) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) within the Center at Secret Ravine General Development Plan. The proposed project is compatible with the existing General Plan designation and Zoning, subject to issuance of a Use Permit as described below.

Use Permit

The proposed facility would be a 6,800 square foot AAA Car Care Center. The front portion of the building would be used for business services, including reception, a waiting area, restrooms, employee areas, etc. The rear portion would include 8 automotive repair service bays, as well as storage and utilities.

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The use would provide light general maintenance services for vehicles, to include oil changes, tire replacement/rotation/alignment, belt repair, battery replacement, etc. The facility would not offer any heavy repair, such as engine replacement, transmissions, painting, or auto body repair/work. It is anticipated that automotive repair operations would occur Monday through Friday from 7:30 AM to 5:30 PM and Saturday from 8 AM to 5 PM.

The Center at Secret Ravine General Development Plan lists “Auto Repair (Light)” as a conditionally permitted use within the PD-C zoning district. Therefore, the proposed use would be allowed within the PD-C zoning district, subject to approval of the proposed Use Permit by the Planning Commission.

Noise

As stated previously, the project includes light automotive repair uses, which are identified as a conditionally permitted use within the Center at Secret Ravine General Development Plan. Because light automotive repair can generate noise levels that have the potential to exceed City noise standards, and because the properties to the south and east are designated for High Density Residential development, which is considered to be a sensitive noise receptor, the City requested an acoustical analysis of the AAA Building at Secret Ravine project.

The firm of Saxelby Acoustics, a Sacramento area consulting firm with recognized expertise in acoustical studies, prepared an acoustical study for the proposed AAA Building at Secret Ravine project, dated February 13, 2018. The report quantified the existing ambient noise environment on the project using a continuous noise measurement survey. It was determined that the average measured hourly noise level was 54 dBA Ldn and the average measured hourly noise level for the daytime (7:00 a.m. – 10:00 p.m.) was 50 dBA.

Based upon the City of Rocklin General Plan Noise Element standards, hourly noise level limits of 55 dBA are applicable to the project, which would operate during normal daytime hours. Saxelby Acoustics conducted noise measurements at a nearby AAA operation which indicated a typical hour of activity resulted in an average noise level of 55 dBA at a distance of 60 feet from the service doors. Based upon the conducted modeling, the predicted noise levels at the adjacent property designated for High Density Residential uses was 43 dBA, which complies with the City’s daytime noise level standard of 55 dBA and is 7 dB less than the existing average daytime ambient noise level of 50 dBA.

In conclusion, after analyzing the potential for noise impacts from the AAA Building at Secret Ravine project, it was determined that the project would comply with the City of Rocklin's daytime noise level standard without any additional mitigation required. The AAA Building at Secret Ravine project is not anticipated to result in new significant noise impacts beyond those which were analyzed in the Center at Secret Ravine Mitigated Negative Declaration, which was prepared in 2011. See the Environmental Determination section below for additional information.

Design Review

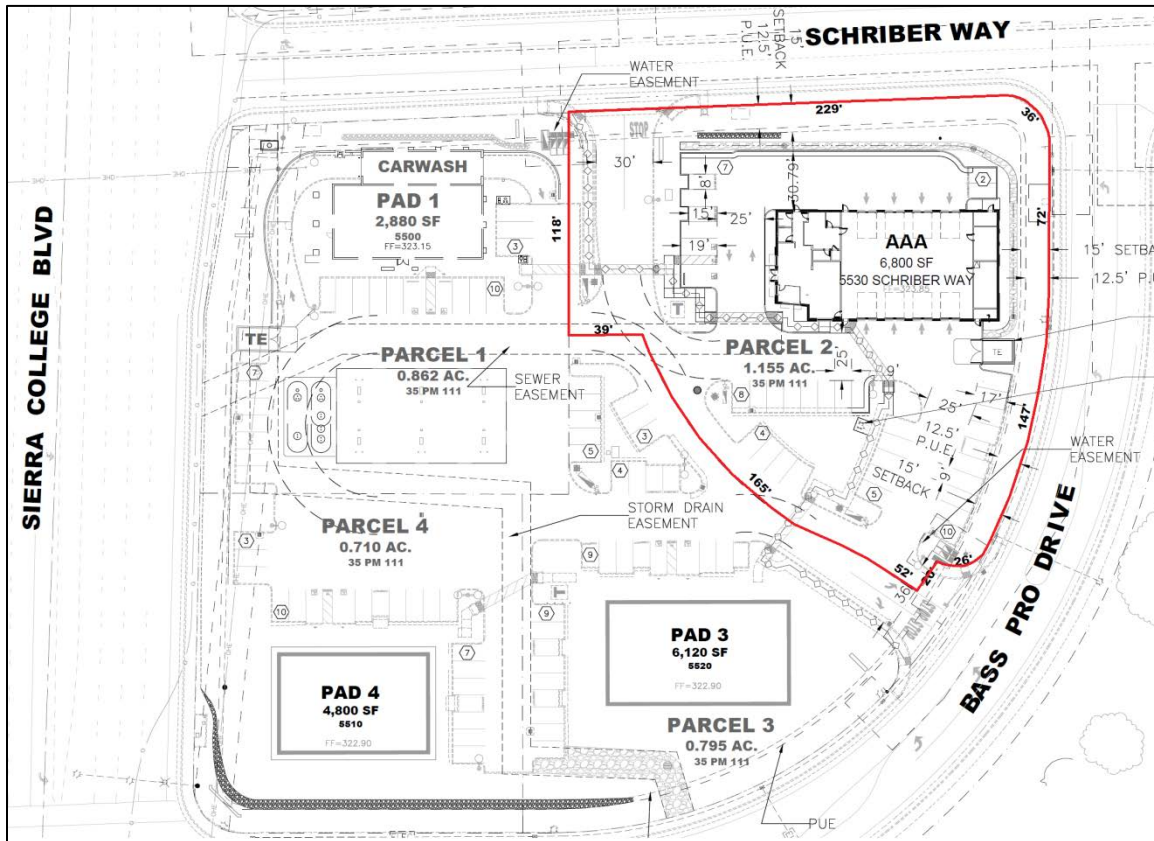
General Site Layout

The project site is currently comprised of a single parcel within the previously-approved Center at Secret Ravine development. The facility would be located on Parcel 2 (see **Figure 3**). The site would be accessed by two existing driveways off of Schriber Way and Bass Pro Drive. No offsite improvements have been proposed.

While the majority of the site improvements throughout the center have already been completed, the proposed project would involve the demolition and redevelopment of a small portion of the existing parking lot and associated improvements to allow access to the proposed service bays on the north side of the building. The parking lot and landscaping modifications are consistent with the Center Secret Ravine General Development Plan and the proposed building location would not encroach into the required 15-foot setback.

The modifications would remove 14 parking spaces along the southern portion of the existing pad and relocate 7 of these spaces to the western side of the proposed building and 2 of these spaces to the north side of the building (see Parking section below for additional information). The project would also realign an existing drainage swale around the proposed parking area. The drainage would not be impacted as a result of this realignment. Modifications have been reviewed by the City Engineer and have been determined to be consistent with City standards.

Figure 3 – Overall Site Plan

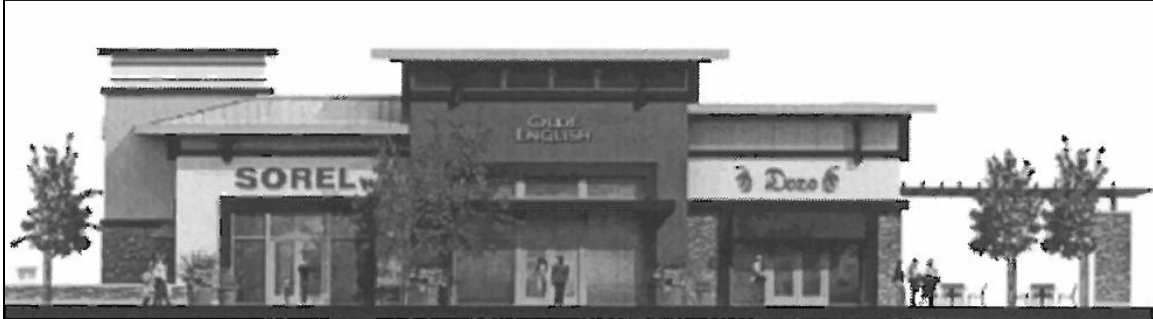


Project Architecture

The project site is not located within any of the City's adopted Architectural Districts, and is therefore subject only to the architectural requirements of the Citywide Design Review Guidelines and the Municipal Code, as well as the specific design regulations within the Center at Secret Ravine General Development Plan.

According to the General Development Plan, exterior elements of buildings within the center should be informal and asymmetrical. The use of natural looking materials, low-pitched and gable roof elements, towers, battered pilasters of natural or manufactured stone and strong horizontal compositional emphasis should be considered in the design of the primary Building elevations. See **Figure 4** for an example of building architecture which was envisioned by the design guidelines of the General Development Plan.

Figure 4 – Center at Secret Ravine Architectural Example



The proposed building would include parapet walls with varied roof heights. The parapet heights would screen roof mounted equipment from adjacent roadways and properties. The building would utilize stone veneer and a stucco finish and would feature strong horizontal elements which would help to break the building plane. Spandrel glass is proposed to be utilized in several areas to create faux windows to give further interest to the building and aluminum and glass rollup doors would be installed at the service bays. The building would also feature steel canopies over the building entrances. See **Figures 5, 6, and 7** for the building renderings.

Figure 5 – Southwest Elevation



Figure 6 – Southeast Elevation



Figure 7 – Northeast Elevation



Colors and Materials

The project proposes to utilize primarily cream-colored stucco with olive accents along the main faces of the building, with cobalt blue accents on the upper parapets and the steel canopies over the entrances. Stone veneer would be used on the base of all building sides, as well as the primary material on certain walls. The proposed colors and materials are consistent with those listed in the General Development Plan, as well as with those which were installed on the existing Shell Gas Station on Parcel 1.

As proposed, staff considers the proposed building architecture, including colors and materials, to be consistent with the design guidelines included within the Secret Ravine General Development Plan.

Parking

The Center at Secret Ravine has shared parking and access throughout. Per the Rocklin Municipal Code (RMC) and the General Development Plan, the Center is required to provide for a minimum of 5 parking spaces per 1,000 square feet of floor area for all uses. As discussed previously, the project would result in a net decrease of 5 parking spaces, leaving a total of 106 parking spaces within the center. This is sufficient parking to accommodate the existing, proposed, and anticipated future development within the center in compliance with the RMC and General Development Plan standard.

Landscaping

The approved General Development Plan requires a minimum of 15-foot of landscaping around the perimeter of the project. Most of the specific landscaping requirements are consistent with the typical requirements of the Rocklin Municipal Code and design guidelines.

When the drive aisles and infrastructure for the center were constructed in 2015/2016, the majority of the landscaping was planted consistent with the PDG. However, as noted previously, the project proposes some modifications to the existing parking lot in order to allow access to the service bays on the north side of the building. As a result of this, some landscaping modifications have been proposed, including screening around the proposed trash enclosure, and the planting of an additional tree and other vegetation in the new parking areas of the site. These modifications are shown in color on the preliminary landscape plan included in the project packet (Exhibit A of the Design Review Resolution). The project has been conditioned that all landscaping modifications shall comply with Citywide landscaping requirements, as well as the requirements of the

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approved General Development Plan, and will be reviewed for consistency with the existing center.

Signage

The Center at Secret Ravine project included approval of Signage Guidelines for the totality of the center. All future signage within the center resulting from this project will be required to be consistent with the existing Center at Secret Ravine Signage Guidelines. Any signage shown on the building renderings and elevations are for illustrative purposes only.

Environmental Determination

In 2011, a Mitigated Negative Declaration (MND) for the Center at Secret Ravine project was approved per City Council Resolution 2011-144. A project-specific analysis was conducted and potential impacts of the Center at Secret Ravine project were identified in the MND document. The MND addressed the development and occupation of a retail commercial center consisting of four separate buildings with a maximum overall total of approximately 23,600 square feet; the specific makeup of the tenants of the retail commercial center was not known at the time. In the years since the project was approved, the site has been pad graded and there is one current tenant, a 2,880 +/- square foot Shell gasoline service station, convenience store and drive-through carwash. The AAA Building at Secret Ravine project represents the development and occupation of one of the previously identified tenant spaces within the Center at Secret Ravine retail center.

The Center at Secret Ravine MND evaluated the potential environmental impacts of the development of the AAA Building at Secret Ravine project which included the same project area and same size and number of parcels and buildings. Because the AAA Building at Secret Ravine project will introduce development into the same project area that is consistent with what was anticipated by the original project, and the development would be consistent with the surrounding existing and anticipated development and the project does not include any aspects that would introduce new or increased environmental impacts (see the Noise discussion above), it was determined that the prior MND would be appropriate to rely upon for purposes of CEQA compliance. Based on a 15162 analysis of the project (**Attachment 1**), no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR

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are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the AAA Building at Secret Ravine project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.

Attachments:

- 1) CEQA Analysis - 15162

Prepared by Nathan Anderson, Senior Planner

AAA Building at Secret Ravine
Conditional Use Permit and Design Review
15162 Analysis

PROJECT DESCRIPTION:

The AAA Building at Secret Ravine consists of a request for a conditional use permit and design review for a 6,800 +/- square foot AAA auto repair facility within the existing Center at Secret Ravine retail center. The previously approved Center at Secret Ravine project consisted of Design Review, Conditional Use Permit, Oak Tree Preservation Plan Permit, Tentative Parcel Map and General Development Plan entitlements that established land use/development criteria, subdivided the property into four parcels, and allowed the development and operation of a 23,600 +/- square feet retail commercial center on a 4.9 +/- acre site. The AAA Building at Secret Ravine project does not modify the location, size or number of parcels or buildings from the previously approved Center at Secret Ravine retail center.

PRIOR ENVIRONMENTAL REVIEW:

In 2011, a Mitigated Negative Declaration (MND) for the Center at Secret Ravine project was approved per City Council Resolution 2011-144. A project specific analysis was conducted and potential impacts of the Center at Secret Ravine project were identified in the MND document. The MND addressed the development and occupation of a retail commercial center consisting of four separate buildings with an overall total of approximately 23,600 square feet; the specific makeup of the tenants of the retail commercial center was not known at the time. Since the project was approved, the site has been pad graded and there is one current tenant, a 2,880 +/- square foot Shell gasoline service station, convenience store and drive-through carwash. The AAA Building at Secret Ravine project represents the development and occupation of one of the previously identified tenant spaces within the Center at Secret Ravine retail center.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Center at Secret Ravine project was analyzed as required by the California Environmental Quality Act (CEQA) in a Mitigated Negative Declaration, which was previously approved by the Rocklin City Council acting as the lead agency through Resolution 2011-144. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the AAA Building at Secret Ravine project is requesting additional land use entitlements (Design Review and Conditional Use Permit) and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 and Section 15162 provide the framework for analysis of the adequacy of prior environmental review of a subsequent project. The questions that must be

addressed when making a determination of whether further environmental review would be necessary are as follows:

1) Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

2) Are There Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, have there been substantial changes to the project site or vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact?

3) Is There Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, is there new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was adopted as complete that is now available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid? If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents; or
- (B) That significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or
- (C) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) That mitigation measures or alternative which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the preparation of a subsequent or supplemental EIR would be required.

If the additional analysis completed finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then no additional environmental documentation (supplemental or subsequent EIR or subsequent negative declaration) is required.

COMPARISON OF THE PREVIOUSLY APPROVED CENTER AT SECRET RAVINE PROJECT AND ITS MND:

The adopted Center at Secret Ravine MND addressed the development of the Center at Secret Ravine project site as follows:

- Design Review (DR-2009-02) to evaluate the landscaping, architectural designs, colors and materials;
- General Development Plan (PDG-2009-01) to establish the development standards for the proposed zone district;
- Conditional Use Permit (U-2009-02) to allow outdoor storage and outdoor display
- Tentative Parcel Map (DL-2009-03) to allow the subdivision of 4.9+/- acres into 4 parcels;
- Oak Tree Preservation Plan Permit (TRE-2009-05) to allow for the removal of impacted oak trees and to mitigate impacts to oak trees.

The AAA Building at Secret Ravine project involves the development and occupation of one of the previously identified tenant spaces, therefore it involves the same land area and building development that was previously considered and analyzed.

IMPACT ANALYSIS:

- 1) Aesthetics – the AAA Building at Secret Ravine project will introduce the same development into the project area that is consistent with what was anticipated by the original project. Development of the project is consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new aesthetic impacts.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes, it is not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant aesthetic impacts or substantially more severe aesthetic impacts, and there is no new information requiring new analysis or verification. The analysis of aesthetics impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 2) Agricultural Resources –the AAA Building at Secret Ravine project will occur in a location that was previously designated as Grazing land and now designated as Urban and Built-Up land, and it is not located within or adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production and do not introduce any new agricultural resources impacts.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant agricultural resources impacts or substantially more severe agricultural resources impacts that have not already been considered by

the prior Center at Secret Ravine MND; there are no new circumstances involving new significant agricultural resources impacts or substantially more severe agricultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of agricultural resources impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 3) Air Quality - the AAA Building at Secret Ravine project will result in similar construction and operational air quality emissions due to no changes in the number or size of the parcels or in the number of anticipated buildings and the associated vehicle trips generated by the project. The project will result in similar construction and operational air quality emissions due to no changes in the construction footprint area and no changes in the number of parcels and buildings and associated vehicle trips generated by the project.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant air quality impacts or substantially more severe air quality impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant air quality impacts or substantially more severe air quality impacts, and there is no new information requiring new analysis or verification. The analysis of air quality impacts within the Center at Secret Ravine MND is applicable to AAA Building at Secret Ravine project, and no further analysis is required.

- 4) Biological Resources - the AAA Building at Secret Ravine project will result in development in the same footprint area as was previously analyzed and approved and that subsequently was graded for pad development and is currently occupied by one tenant building.

In conclusion, when comparing AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant biological resources impacts or substantially more severe biological resources impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant biological resources impacts or substantially more severe biological resources impacts, and there is no new information requiring new analysis or verification. The analysis of biological resources impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 5) Cultural Resources - the AAA Building at Secret Ravine project will result in development in the same footprint area as was previously analyzed and approved and that subsequently was graded for pad development and is currently occupied by one tenant building.

In conclusion, when comparing the AAA Building at Secret Ravine to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant cultural resources impacts or substantially more severe cultural resources impacts that have not already been considered by the

prior Center at Secret Ravine MND; there are no new circumstances involving new significant cultural resources impacts or substantially more severe cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of cultural resources impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 6) Geology and Soils - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. The development associated with the AAA Building at Secret Ravine project would be subject to compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code which will reduce any potential geology and soils impacts to a less than significant level.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the does not involve any changes from what was previously approved, it is not anticipated to result in new significant geology and soils impacts or substantially more severe geology and soils impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant geology and soils impacts or substantially more severe geology and soils impacts, and there is no new information requiring new analysis or verification. The analysis of geology and soils impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 7) Greenhouse Gas Emissions - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project due to no changes in the number or size of the parcels or in the number of anticipated buildings and associated vehicle trips generated by the project. The project will result in similar construction and operational air quality/greenhouse gas emissions due to no changes in the construction footprint area and no changes in the number of parcels and buildings and associated vehicle trips generated by the project.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts; there are no new circumstances involving new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts, and there is no new information requiring new analysis or verification. The analysis of greenhouse gas emissions impacts above is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 8) Hazards and Hazardous Materials - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the AAA Building at Secret Ravine project would be subject to compliance with various Federal, State, and local laws and regulations (including but not limited

to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection which will reduce any hazardous materials management and environmental protection impacts to a less than significant level. The AAA Building at Secret Ravine project does not include any unusual uses of hazardous materials. In addition, the project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project site is not located within an airport land use plan or within the vicinity of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the project was reviewed by the Rocklin Fire Department and was designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts that have not already been considered by the Center at Secret Ravine MND; there are no new circumstances involving new significant hazards and hazardous materials impacts or substantially more hazards and hazardous materials impacts, and there is no new information requiring new analysis or verification. The analysis of hazards and hazardous materials impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 9) Hydrology and Water Quality - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the AAA Building at Secret Ravine project would also be subject to the mitigation measures incorporated into Rocklin General Plan goals and policies, the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City's Improvement Standards to reduce impacts to hydrology and water quality to a less than significant level. In addition, the developable portions of the AAA Building at Secret Ravine project are located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project not involve any changes from what was previously approved, it is not anticipated to result in new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving

new significant hydrology and water quality impacts or substantially more hydrology and water quality impacts, and there is no new information requiring new analysis or verification. The analysis of hydrology and water quality impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 10) Land Use and Planning - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project and that is consistent with the City's General Plan and Zoning Ordinance. The construction of the AAA Building at Secret Ravine project would not physically divide an established community and would be compatible with nearby existing and anticipated land uses.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant land use and planning impacts or substantially more severe land use and planning impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant land use and planning impacts or substantially more land use and planning impacts, and there is no new information requiring new analysis or verification. The analysis of land use and planning impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 11) Mineral Resources - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. Development associated with AAA Building at Secret Ravine project would occur on sites that do not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant mineral resources impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant mineral resources impacts or substantially more mineral resources impacts, and there is no new information requiring new analysis or verification. The analysis of mineral resources impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 12) Noise - the AAA Building at Secret Ravine project includes light automotive repair uses which are identified as a conditionally permitted use within the Center at Secret Ravine General Development Plan. As noted above, the Center at Secret Ravine MND addressed the development and occupation of a retail commercial complex consisting of four separate buildings with an overall total of approximately 23,600 square feet, but the specific makeup of the tenants of the retail commercial complex was not known at the time. Because light automotive repair can generate noise levels that could be in exceedance of City noise standards, and the property to the south and east is designated for High Density Residential development which is considered to be a sensitive

noise receptor, the City requested an acoustical analysis of the AAA Building at Secret Ravine project.

The firm of Saxelby Acoustics, a Sacramento area consulting firm with recognized expertise in acoustical studies, prepared an acoustical study for the proposed AAA Building at Secret Ravine project. The report, dated February 13, 2018, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this 15162 Analysis by this reference. City staff has reviewed the documentation and is also aware that Saxelby Acoustics has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Saxelby Acoustics report, which is summarized below.

The existing ambient noise environment on the project site was quantified using a continuous noise measurement survey and it was determined that the average measured hourly noise level was 54 dBA Ldn and the average measured hourly noise level for the daytime (7:00 a.m. – 10:00 p.m.) was 50 dBA. Based upon the City of Rocklin General Plan Noise Element standards, hourly noise level limits of 55 dBA are applicable to the project which would operate during normal daytime hours. Saxelby Acoustics conducted noise measurements at a nearby AAA operation which indicated a typical hour of activity resulted in an average noise level of 55 dBA at a distance of 60 feet from the service doors. Based upon the conducted modeling, the predicted noise levels at the adjacent property designated for High Density Residential uses was 43 dBA, which complies with the City's daytime noise level standard of 55 dBA and is 7 dB less than the existing average daytime ambient noise level of 50 dBA.

In conclusion, after analyzing the potential for noise impacts from the AAA Building at Secret Ravine project, it was determined that the project would comply with the City of Rocklin's daytime noise level standard without any additional mitigation required. The AAA Building at Secret Ravine project is not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant noise impacts or substantially more noise impacts, and there is no new information requiring new analysis or verification. The analysis of noise impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 13) Population and Housing - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original Center at Secret Ravine project. The AAA Building at Secret Ravine project would not introduce unplanned growth or displace substantial numbers of people. In addition, the AAA Building at Secret Ravine project is not considered to induce substantial population growth because it includes the same number of parcels and buildings as was previously contemplated and it is located in an area that has already been planned for urban uses.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant population and housing impacts or substantially more severe population and housing impacts that have not already been considered by the Center at Secret Ravine MND; there are no new circumstances involving new significant population and housing impacts or substantially more population and housing impacts, and there is no new information requiring new analysis or verification. The analysis of population and housing impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 14) Public Services - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. Development associated with AAA Building at Secret Ravine project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the does not involve any changes from what was previously approved, it is not anticipated to result in new significant public services impacts or substantially more severe public services impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant public services impacts or substantially more public services impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 15) Transportation/Traffic – the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the AAA Building at Secret Ravine project will not result in an increase in the number of automobile trips generated by the previously approved project because there are no changes in the number or size of the parcels or in the number of anticipated buildings number and associated vehicle trips generated by the project from what was previously approved.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the project does not involve any changes from what was previously approved, it is not anticipated to result in new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts, and there is no new information requiring new analysis or verification. The analysis of transportation/traffic impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

- 16) Tribal Cultural Resources – the AAA Building at Secret Ravine project will result in development in the same footprint area as was previously anticipated. While the Center at Secret Ravine MND was prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, mitigated negative declaration or EIR for a project and the City intends to rely upon the previous MND for the AAA Building at Secret Ravine project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.
- 17) Utilities and Service Systems - the AAA Building at Secret Ravine project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the AAA Building at Secret Ravine project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, and the need for other utilities and public services would not be created by the project.

In conclusion, when comparing the AAA Building at Secret Ravine project to the Center at Secret Ravine MND analysis, because the does not involve any changes from what was previously approved, it is not anticipated to result in new significant utilities and service systems impacts or substantially more severe utilities and service systems impacts that have not already been considered by the prior Center at Secret Ravine MND; there are no new circumstances involving new significant utilities and service systems impacts or substantially more utilities and service systems impacts, and there is no new information requiring new analysis or verification. The analysis of utilities and service systems impacts within the Center at Secret Ravine MND is applicable to the AAA Building at Secret Ravine project, and no further analysis is required.

CONCLUSION:

The Center at Secret Ravine MND evaluated the potential environmental impacts of the development of the AAA Building at Secret Ravine project which included the same project area and same size and number of parcels and buildings. Because the AAA Building at Secret Ravine project will introduce the same development into the same project area that is consistent with what was anticipated by the original project, and the development would be consistent with the surrounding existing and anticipated development and the project does not include any aspects that would introduce new or increased environmental impacts, it was determined that the prior MND would be appropriate to rely upon for purposes of CEQA compliance. Based on the analysis provided above, no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the AAA Building at Secret Ravine project does not result in any

environmental impacts beyond those that were previously identified and no further environmental review is necessary.

RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW(AAA Building at Secret Ravine / DR2018-0001)

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 (DR2018-0001) approves the development of a 6,800 square foot AAA auto repair facility on a vacant pad within the existing Center at Secret Ravine, as well as minor modifications to the parking lot associated with the project. Assessor's Parcel Number 045-053-081.

B. The development of the project site was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Center at Secret Ravine Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2011-144. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the AAA Building at Secret Ravine project is required, nor should be conducted, since the project is within the scope of the Center at Secret Ravine MND which adequately describe these activities for purposes of CEQA for the following reasons:

- i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the AAA Building at Secret Ravine project;
- ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.
- iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:
 - a. That the project will have one or more significant effects not discussed in the previous MND;

- b. That significant effects previously examined will be substantially more severe than shown in the previous MND;
- c. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
- d. That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

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. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and 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.

F. The landscaping design is compatible with existing nonresidential development in the area and has been designed with provisions for minimizing water usage and maintenance needs.

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

H. 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 the AAA Building at Secret Ravine / DR2018-0001 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure. 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 condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit. 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. The applicant shall install a trash enclosure with solid metal gates, as indicated in Exhibit A, 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 14 feet and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer. The colors and materials of the trash enclosure shall match the existing trash enclosure for the Shell Gas Station, located within the same center. The existing structure is tan split-faced masonry with a decorative cap. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)

2. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (LOOMIS UNION SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a building permit, the developer shall pay to the Loomis Union School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
 - b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.
3. Fire
- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
4. Improvements / Improvement Plans

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.

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.

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

- a. A final Stormwater Control Plan and a detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. 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 and the Environmental Services Manager. All specified treatment systems and hydromodification controls shall be privately owned and maintained on a regular basis to ensure proper performance. (BUILDING, PUBLIC SERVICES)

- 2) Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, 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: (ENGINEERING, CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
 - i. 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).
 - ii. 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.
 - iii. 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 runoff 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.
 - 6) The developer shall prepare a Storm Water Pollutant Protections Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- ii) 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. (ENGINEERING)
- 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 and site lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
 - iii) 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.
 - iv) 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 but not developed.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits in substantial conformance with Exhibit A. (ENGINEERING, PLANNING)
- d. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
 - Recommendations for building pad and footing construction;
 - Use of soil stabilizers or other additives; and
 - Recommendations for surface drainage.
- e. 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 5 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 revegetated 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 2 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 following noise conditions shall be included in the notes on the face of the improvement plans: (ENGINEERING)
 - i) All “self-powered” construction equipment and stationary noise sources (e.g. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g. mufflers). (ENGINEERING, BUILDING)
 - i) Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (e.g. pumps, electrical generators, etc.) shall be located away from the existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
 - ii) 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, 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)
- g. The following cultural resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

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). (ENVIRONMENTAL SERVICES, ENGINEERING)

5. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and Community Development. 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 container size of plant materials, the size at maturity, and include a graphic symbol for each plant type:

Shrubs shall be a minimum of five (5) gallon and trees a minimum of fifteen (15) gallon and meet the minimum height specified by the American Standards for Nursery

Stock. Groundcover spacing shall be sufficient to achieve adequate cover upon establishment of the plants.

- 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) Documentation and verification that the proposed parking lot landscaping will achieve 50% shading at maturity (15 years from planting) or project plans shall be modified to provide for 1 parking lot shade tree to be located every 5 parking spaces, to the satisfaction of the Economic and Community Development Director.
- 5) The landscape plan shall be certified by the landscape architect that the plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
- 6) The landscape plan shall be in compliance with the Center at Secret Ravine General Development Plan.

- 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.
- 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. Architecture

- a. The architecture of the buildings, including finishes and details, shall be in substantial conformance with Exhibit A. (PLANNING)
- b. All wall-mounted mechanical equipment and conduit shall be color-matched to the adjacent building color to minimize its visibility, to the satisfaction of the Economic and Community Development Director. (PLANNING)
- c. The back side and returns on the taller parapet walls shall be finished to match the front side of the parapet walls in material and color. (PLANNING)

7. Lighting

The lighting design plan shall be approved by the Economic and Community Development Director for compliance with this condition. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties and to incorporate “dark sky” provisions. Cut-off decorative lighting fixtures, or equivalent, shall be used for parking lot and building mounted lighting and mounted such that all light is projected directly toward the ground.
- b. The lighting shall be reviewed and revised if needed to avoid “hot spots” under the parking lot lights and to eliminate light spill over the property lines that exceeds 0.1 foot candles.
- c. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light fixture itself and shall comply with the Center at Secret Ravine General Development Plan.
- d. Building mounted light fixtures shall match those used on the adjacent Shell Gas Station in design, size, and color.

8. Signs

All signage shown in Exhibit A is for illustrative purposes only. Signage shall conform to the Rocklin Municipal Code and the Center at Secret Ravine Signage Guidelines, or as determined substantially similar by 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 and the design of the screening shall be in harmony with the architectural design of the building, to the satisfaction of the Economic and Community Development Director. (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. 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 (NOx) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

11. Security

- a. Prior to building permit issuance, the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the names and telephone numbers of a responsible party to contact. (PLANNING, POLICE)
- b. Prior to occupancy of each building, the property owner shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the center, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

12. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer 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 subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

13. Validity

- a. 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)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent Use Permit (U2018-0001) has been approved. (PLANNING)

PASSED AND ADOPTED this day of , 2018, by the following roll call
vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

EXHIBIT A

AAA Building at Secret Ravine / DR2018-0001

Packet Pg. 64

[illegible]



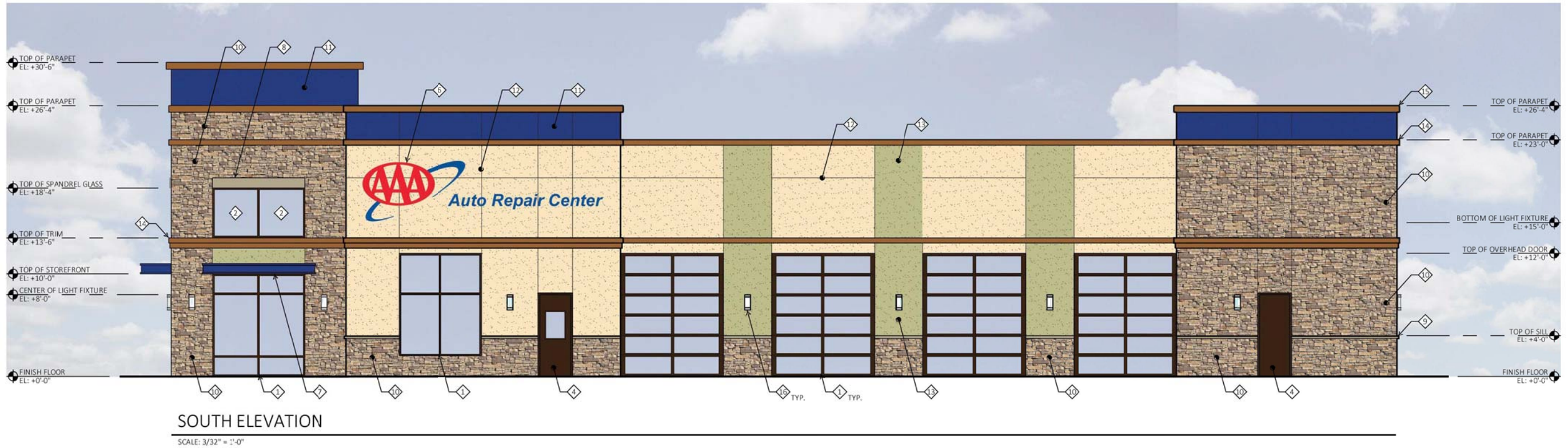
CONCEPTUAL DESIGN - SOUTHWEST CORNER



CONCEPTUAL DESIGN - SOUTHEAST CORNER



CONCEPTUAL DESIGN - NORTHEAST CORNER



KEYNOTES

- 1 STOREFRONT - 2" ANODIZED ALUMINUM MULLIONS WITH DUAL GLAZED HIGH PERFORMANCE VISION GLASS
- 2 SPANDREL GLASS - DUAL PANE WITH OPAQ-COAT ON THE 4TH SURFACE
- 3 ALUMINUM AND GLASS STOREFRONT DOORS
- 4 HOLLOW METAL DOOR
- 5 10'-0" X 12'-0" ROLL UP DOOR
- 6 AAA SIGNAGE
- 7 STEEL C-CHANNEL CANOPY (CA-01)
- 8 PRECAST CONCRETE LINTEL (PC-01)
- 9 PRECAST CONCRETE SILL (PC-02)
- 10 STONE VENEER (SV-01)
- 11 STUCCO - EXTERIOR FINISH WITH 1/2" REVEAL, PAINTED (PT-01)
- 12 STUCCO - SMOOTH FINISH WITH 1/2" REVEAL, PAINTED (PT-02)
- 13 STUCCO - SMOOTH FINISH WITH 1/2" REVEAL, PAINTED (PT-03)
- 14 STUCCO TRIM - PAINTED (PT-04)
- 15 PRE-FINISHED METAL COPING - COLOR TO MATCH (PT-04)
- 16 WALL MOUNTED SCONCE LIGHT - MATCH EXISTING LIGHT FIXTURE ON ADJACENT SHELL BUILDING IN DESIGN, SIZE, AND COLOR.



PROPOSED NEW BUILDING

SIERRA COLLEGE BOULEVARD & SCHRIBER WAY
ROCKLIN, CALIFORNIA 95765
REVISED MARCH 26, 2018
SHEET 6 OF 15



2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373





2710 Sutton Boulevard
St. Louis, Missouri 63143
www.adg-stl.com
P:: 314.644.1234
F:: 314.644.4373



- KEYNOTES
- 1 HOLLOW METAL DOOR
 - 2 10'-0" X 12'-0" ROLL UP DOOR
 - 3 AAA SIGNAGE
 - 4 PRECAST CONCRETE SILL (PC-02)
 - 5 STONE VENEER (SV-01)
 - 6 STUCCO - EXTERIOR FINISH WITH 1/2" REVEAL, PAINTED (PT-01)
 - 7 STUCCO - SMOOTH FINISH WITH 1/2" REVEAL, PAINTED (PT-02)
 - 8 STUCCO - SMOOTH FINISH WITH 1/2" REVEAL, PAINTED (PT-03)
 - 9 STUCCO TRIM - PAINTED (PT-04)
 - 10 PRE-FINISHED METAL COPING - COLOR TO MATCH (PT-04)
 - 11 WALL MOUNTED SCONCE LIGHT - MATCH EXISTING LIGHT FIXTURE ON ADJACENT SHELL BUILDING IN DESIGN, SIZE, AND COLOR.
 - 12 BACK SIDE & RETURNS ON THE TALLER PARAPET WALLS TO BE FINISHED TO MATCH THE FRONT SIDE OF THE PARAPET WALLS IN MATERIAL & COLOR.

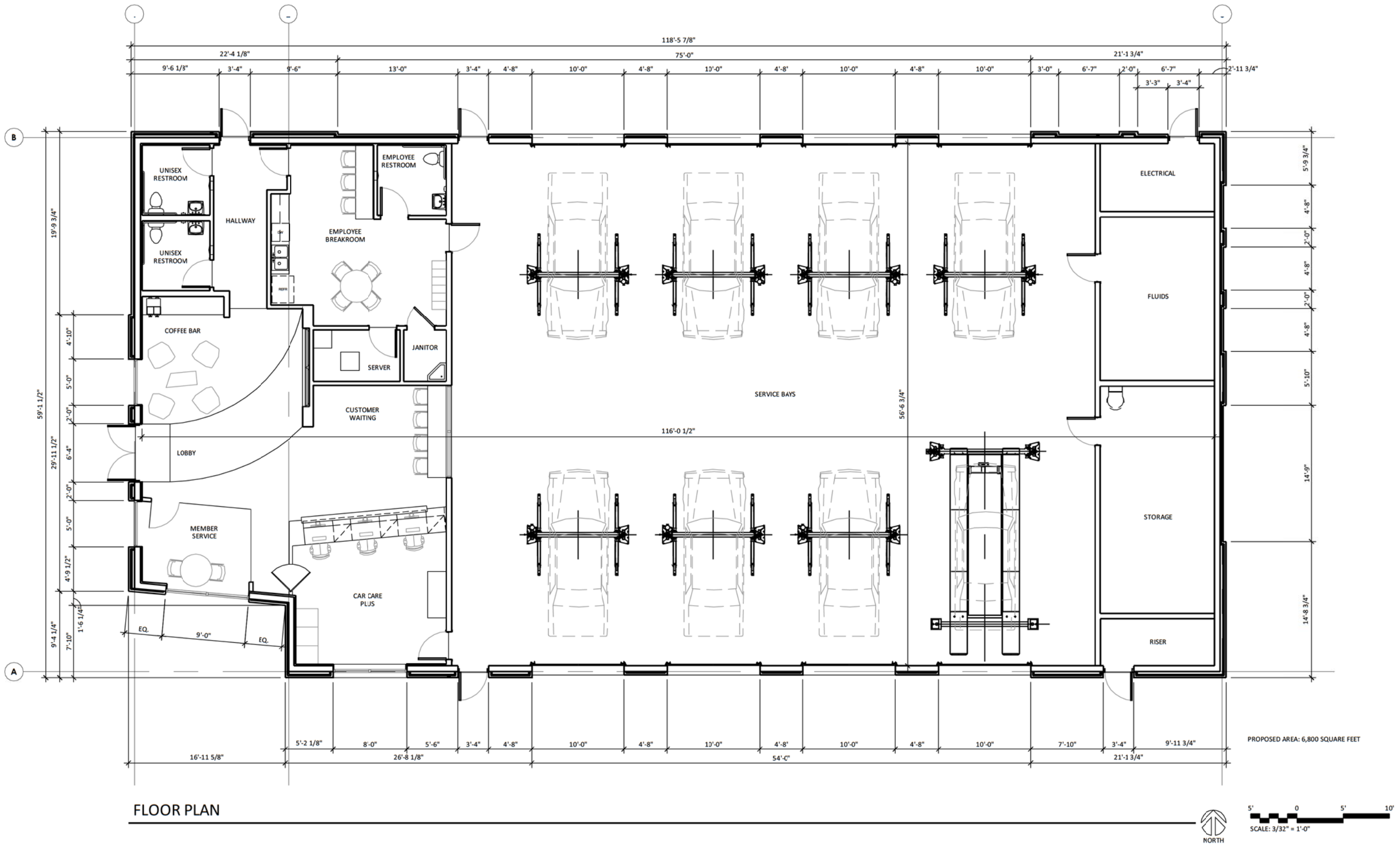


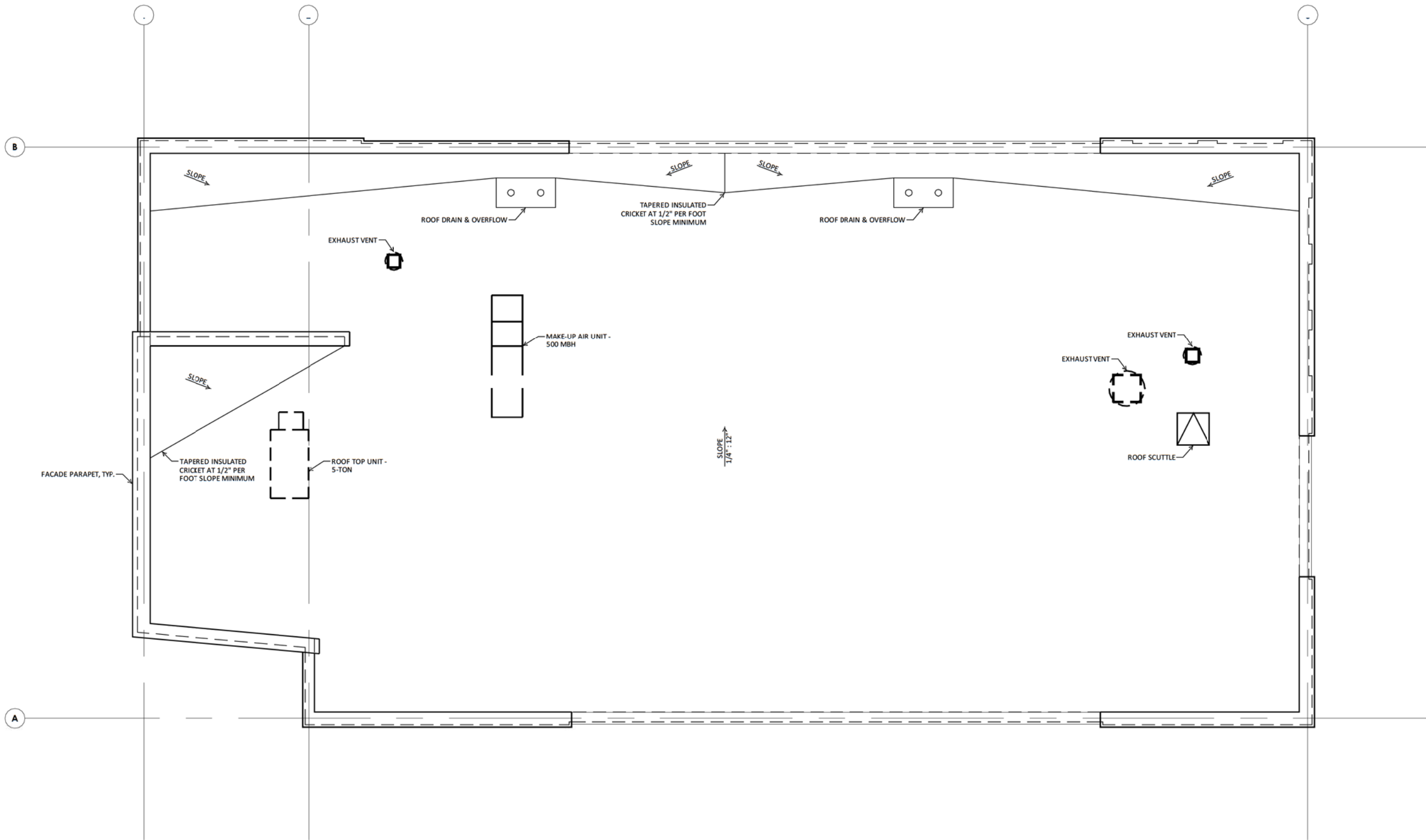
PROPOSED NEW BUILDING

SIERRA COLLEGE BOULEVARD & SCHRIBER WAY
ROCKLIN, CALIFORNIA 95765

REVISED MARCH 26, 2018

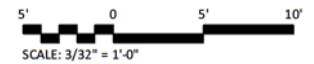
SHEET 7 OF 15





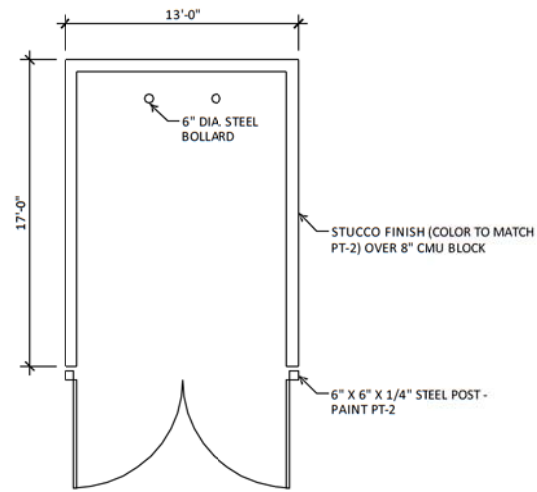
ROOF PLAN

SCALE: 3/32" = 1'-0"



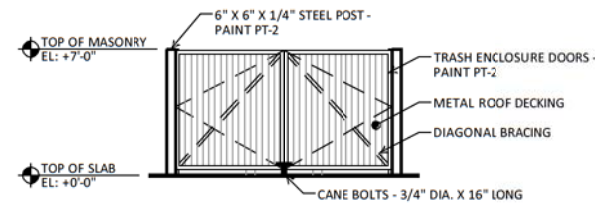
2710 Sutton Boulevard
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P:: 314.644.1234
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PROPOSED NEW BUILDING
SIERRA COLLEGE BOULEVARD & SCHRIER WAY
ROCKLIN, CALIFORNIA 95765
DECEMBER 5, 2017
SHEET 9 OF 15



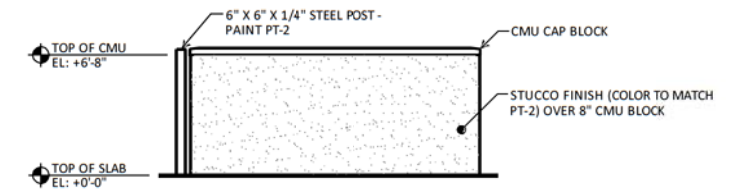
TRASH ENCLOSURE PLAN

SCALE: 3/32" = 1'-0"



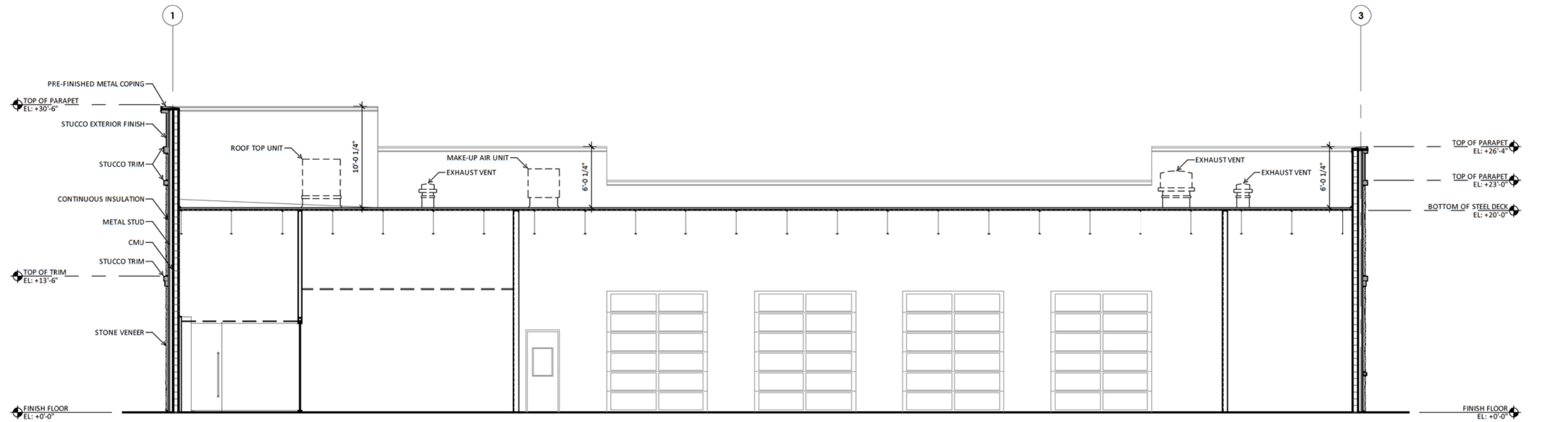
TRASH ENCLOSURE FRONT ELEVATION

SCALE: 3/32" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION

SCALE: 3/32" = 1'-0"



SECTION

SCALE: 3/32" = 1'-0"

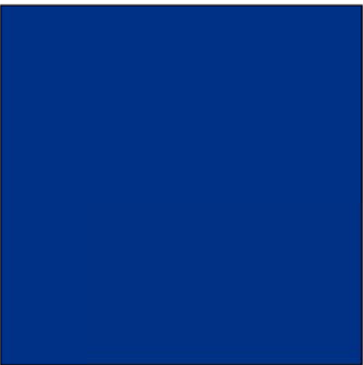
5' 0 5' 10'
SCALE: 3/32" = 1'-0"

LEGEND

PAINT

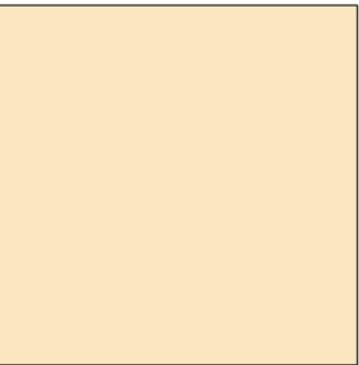
PT 01

AAA BLUE
PANTONE
287



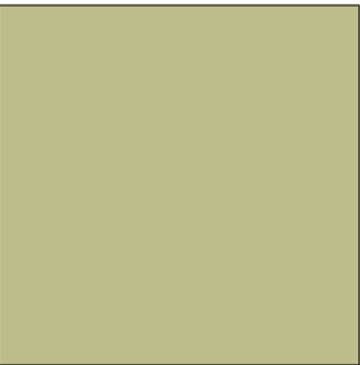
PT 02

GLIDDEN PROFESSIONAL
VANILLA CREAM
41YY 83-214



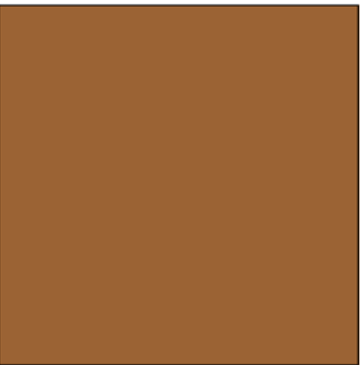
PT 03

GLIDDEN PROFESSIONAL
SERENGETI PLAIN
90YY 48/455



PT 04

GLIDDEN PROFESSIONAL
ANTIQUÉ GOLD
90YR / 16-406



STONE VENEER

ST 01

ELDORADO STONE
MOUNTAIN LEDGE
PIONEER



PRECAST TRIM

PC 01

CASTCRETE
PRECAST CONCRETE LINTEL

PC 02

CASTCRETE
PRECAST CONCRETE SILL

CANOPY

CA 01

MAPES
STEEL C-CHANNEL CANOPY
COLOR TO MATCH PT-01



2710 Sutton Boulevard
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F:: 314.644.4373



CUSHMAN &
WAKEFIELD

PROPOSED NEW BUILDING

SIERRA COLLEGE BOULEVARD & SCHRIER WAY
ROCKLIN, CALIFORNIA 95765

DECEMBER 5, 2017

SHEET 11 OF 15

Packet Pg. 77

LEGEND

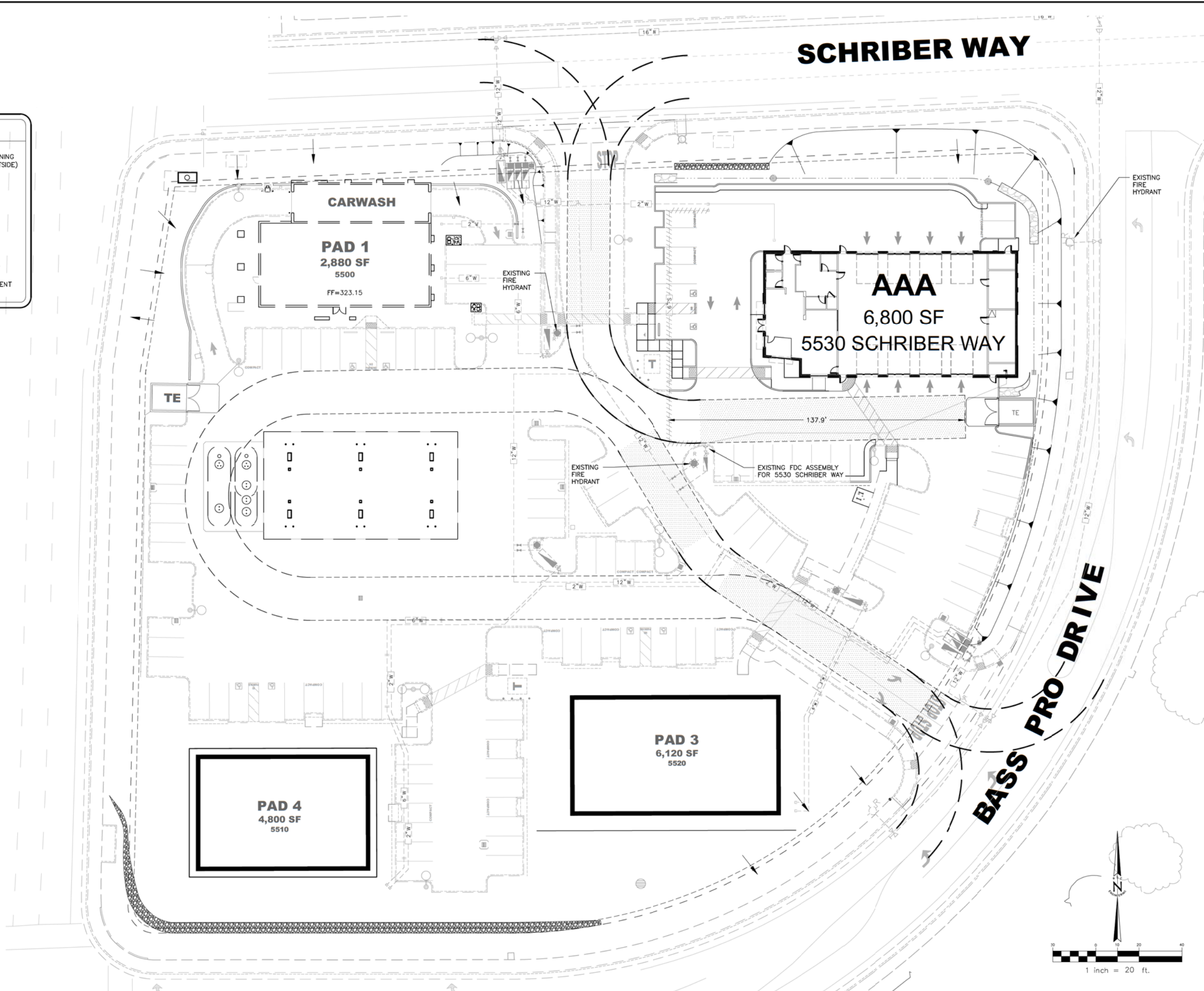
DENOTES FIRE TRUCK TURNING RADIUS (36' INSIDE, 50' OUTSIDE)

DENOTES FIRE 20' WIDE ACCESS ROUTE

PROPOSED BOLLARD

PROPOSED FIRE HYDRANT

PROPOSED FIRE DEPARTMENT CONNECTION



1 inch = 20 ft.

DATE	BY	DATE
ENC	INT	CITY APPROVED
DESCRIPTION		
REV	NO.	

RSC ENGINEERING
2250 Douglas Blvd, Suite 150
Roseville, CA 95661
PH: 916.788.2854 FAX: 916.788.4408

PROJECT NO: 195-001

DRAWN BY: RSC Eng

CHECKED BY: RSC Eng

DESIGNED BY: RSC Eng

AAA

THE CENTER AT SECRET RAVINE

5530 SCHRIBER WAY

CITY OF ROCKLIN, CA

SHEET TITLE

FIRE ACCESS

PLAN

EXHIBIT

SHEET NO.

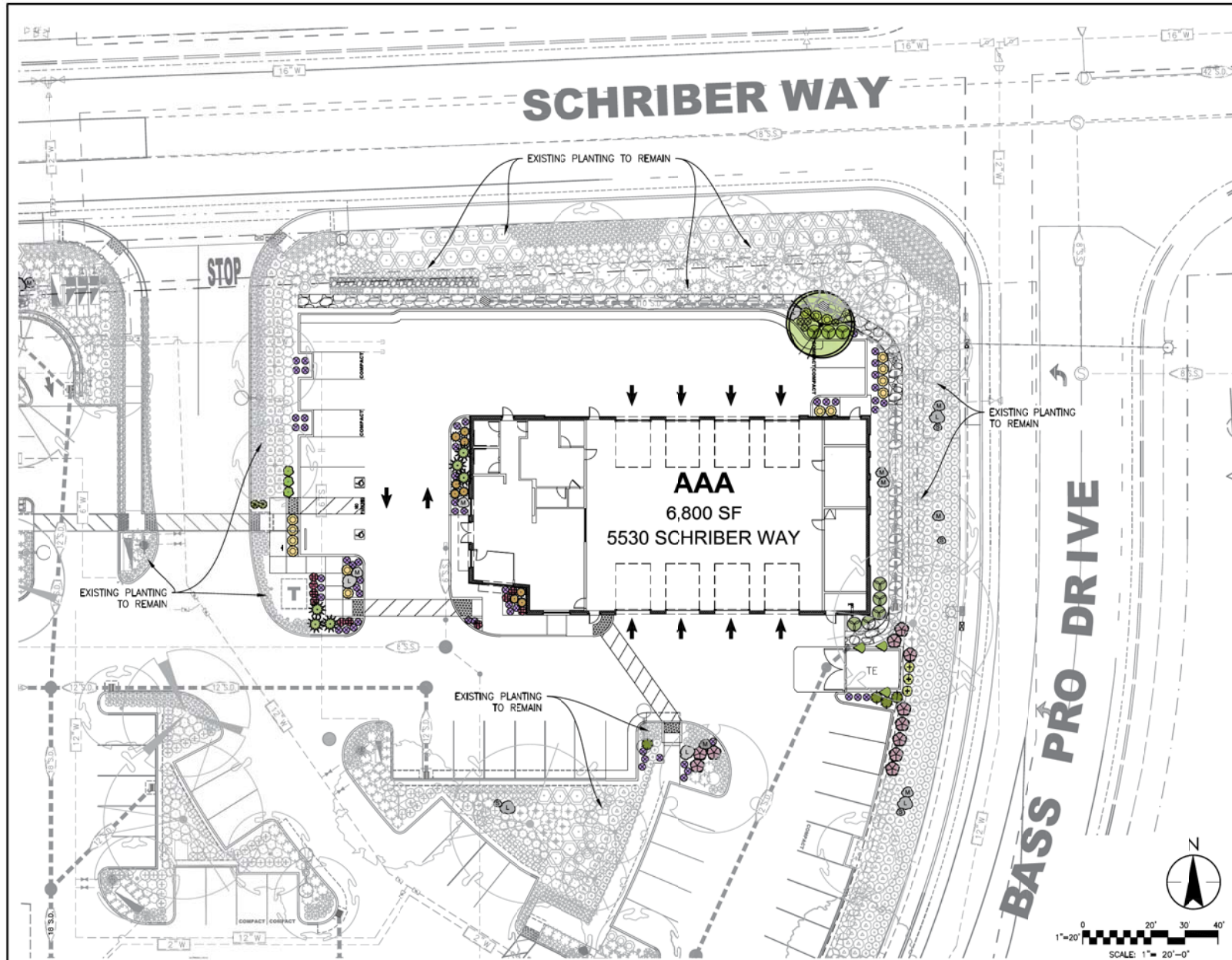
FA1

OF 1

DATE:

APRIL 9, 2018

Agenda Item #8.a.



PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HxW	WATER	QTY
	ACER BUERGERIANUM	TRIDENT MAPLE	15 GAL	20"	20"	MEDIUM	1
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HxW	WATER	QTY
	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	4"	3"	LOW	9
	DIETES IRIDIOIDES	AFRICAN IRIS	5 GAL	4"	4"	LOW	4
	HEMEROCALLIS X HYBRIDS	DAYLILY HYBRIDS	5 GAL	2"	3"	LOW	2
	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	1 GAL	1"	5"	LOW	8
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	5 GAL	2"	2"	LOW	60
	NANDINA DOMESTICA 'FIRE POWER'	FIREPOWER NANDINA	5 GAL	2"	3"	LOW	10
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL	3"	3"	LOW	3
	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	5 GAL	2"	3"	LOW	3
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	5 GAL	3"	3"	LOW	16
	PHORMIUM TENAX 'RUBRUM'	NEW ZEALAND FLAX	5 GAL	4"	4"	LOW	11
	PHORMIUM TENAX 'SUNDOWNER'	NEW ZEALAND FLAX	5 GAL	5"	5"	LOW	6
VINE/ESPAlier	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HxW	WATER	QTY
	FICUS PUMILA	CREEPING FIG	5 GAL	6"	8"	MEDIUM	3

BOULDER LEGEND

BOULDERS	SIZE	INSTALLATION
	4'-5' GRANITE BOULDER	1/3 BURIED, MIN. SOURCE LOCALLY.
	3'-4' GRANITE BOULDER	1/3 BURIED, MIN. SOURCE LOCALLY.

LANDSCAPE AREA CALCULATION

LANDSCAPE AREA	
TOTAL PARCEL AREA (SF)	50,312
TOTAL LANDSCAPE AREA (SF)	13,847
20% LANDSCAPE AREA REQUIREMENT (SF):	10,062
TOTAL PERCENTAGE OF LANDSCAPE AREA PROVIDED:	28%

DESIGN INTENT

- DESIGN INTENT IS TO CREATE VISUAL INTEREST THROUGH THE VARIOUS SEASONS OF THE YEAR, WHILE CHOOSING HEARTY, DROUGHT-TOLERANT PLANT SPECIES. PARKING LOT PLANTING AREAS ARE DESIGNED TO BE COLORFUL AND ORNAMENTAL, WHILE BLENDING IN WITH THE PERIMETER SITE PLANTING WHICH HAS ALREADY BEEN INSTALLED.
- THIS PROJECT CONSISTS OF INSTALLATION OF NEW DROUGHT TOLERANT SHRUBS AND TREES WITH WATER EFFICIENT SUB-SURFACE DRIP IRRIGATION. THE SITE IS CURRENTLY OPERATING WITH A WEATHER BASED "SMART" IRRIGATION CONTROLLER, WHICH WILL FURTHER SAVE LANDSCAPE WATER USE.
- ALL LOCAL CODES AND ORDINANCES SHALL BE COMPLIED WITH. IF THERE IS A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IN WRITING. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF ROCKLIN'S CONSTRUCTION SPECIFICATIONS, LATEST EDITION AND THE PROJECT SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MAINTAIN A THREE FOOT (3') CLEARANCE AROUND ALL FIRE DEPARTMENT APPARATUS.
- CONTRACTOR SHALL SUBMIT A SOIL SAMPLE OF TOPSOIL TO BE IMPORTED AND HAVE THE SAMPLE ANALYZED BY A REPUTABLE FIRM FOR REQUIRED SOIL AMENDMENTS.
- ALL PLANTING AREAS SHALL BE GRADED AND PLANTED FOR POSITIVE DRAINAGE AWAY FROM STRUCTURES, WALLS, AND FENCES.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM EXISTING UNDERGROUND UTILITIES.
- ALL MATERIALS AND WORK WITHIN THE RIGHT-OF-WAY SHALL MEET REQUIREMENTS OF THE UNIFORM BUILDING CODE, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE AND ALL OTHER GOVERNING AGENCIES AND THE LATEST EDITION OF STANDARD CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT STANDARDS OF THE CITY OF ROCKLIN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER.

☒ I AGREE TO COMPLY WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

LANDSCAPE ARCHITECT
DATE 12.15.2017



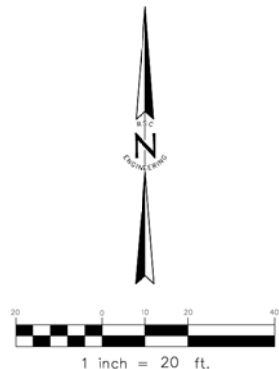
Stantec
535 Colorado Blvd, Suite 450
Sacramento, CA 95814
Tel. 916.442.3230
Fax. 916.442.3249
www.stantec.com

Revised	By	Date	Issued
1	STANTEC	12.15.17	1

Client/Project
DONAHUE SCHRIBER
THE CENTER AT SECRET RAVINE
AAA - 5530 SCHRIBER WAY
ROCKLIN, CA

Permit-Seal

Project Number:		184731401	
File Name:		2042/184731401	
JJ/CM:	PM	JJ	12.15.17
Don:	Child	Don:	MM.DD.YY
Drawing No.		L-1	
Revision		Sheet	



Luminaire Schedule						
Symbol	Label	Arrangement	LLF	Lum. Watts	Qty	Description
	S4	SINGLE	0.750	452	5	Visionaire - MDN-2 T4-400PS-SEG - 25' Pole on 2.5' Base
	S3	SINGLE	0.750	452	1	Visionaire - MDN-2 T3-400PS-VLFG-SEG - 25' Pole on 2.5' Base
	D5	BACK-BACK	0.750	452	5	Visionaire - MONTEREY SIZE 2 T5-400PS PULSE START - 25' Pole on 2.5' Base

Monterey Specifications

Housing

- High quality one piece 880 spun aluminum shade and durable cast aluminum top cap. Three housing sizes.
- All external hardware is stainless steel.

Lens and Door Assembly

- One piece, 125 spun aluminum removable door assembly.
- Lens is clear tempered that glass, secured by galvanized lens retainers. Fully gasketed with a form fitting one piece premium extruded silicone gasket to provide complete weather and insect protection.

Optical System

- High performance vertical lamp, multi-faceted, segmented, 95% reflectance anodized aluminum reflectors. Computer numerical control (CNC) cut and bent for manufacturing precision and consistency. Available in five IES distribution patterns.
- "Foot-candle" reflector only.
- "Field" rotable reflector (except Type V).

Quasi-Guard® Finish

- Aluminum frame components are chemically pretreated with a multi stage weather and finished with an electrostatically applied, thermoset polyester powder coat textured paint with a minimum of 3 to 5 mils thickness. Finish is oven baked at a temperature of 400 degrees Fahrenheit to provide maximum adherence and finish hardness. All finishes are available in standard and custom colors.

Mounting

- Monterey mounts to a wide selection of decorative and custom mounting arms for both pole and wall mount applications. (See Decorative Arms section of catalog). Monterey can replace existing color head fixtures with accessory MAP-01 Mast Arm Fitter for mast arms.

Electrical Assembly

- All ballasts are premium CWA or HPA autotransformers, available in Metal Halide, High Pressure Sodium and Pulse Start. Ballast is capable of providing consistent lamp starting down to -20 degrees Fahrenheit. Ballast is factory wired and tapped to voltage specifications. Modular ballast assembly is easily removable with keyhole slots and quick disconnects.
- Socket is a glazed porcelain medium or mogul base with nickel plated contacts, rated at 40V (80V for 1000 watt) and 600V.

Options

- Features available with a variety of options, including photo cell, photo receptacle with shorting cap, convex glass lens and fusing.

Listings

- **Monterey** is suitable for wet locations.
- **Dark Sky Friendly®** certified by the International Dark Sky-sociation. (Flat Lens models with Type II or Type V reflectors).







Mast Arm & Pole Detail

MAP-01 Mast Arm Fitter Dimensions

*The MAP-01 is designed to fit over 2 3/8" O.D. mast arm.

EPA

Fixture with Bracket

						
MON-1	1.3	2.3	2.6	3.5	3.0	4.2
MON-2	2.6	4.7	5.2	7.0	6.0	8.4
MON-3	3.5	6.3	7.0	9.5	8.1	11.2

SHEET NO.
PH
OF

RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT
FOR AN AUTO REPAIR (LIGHT) USE(AAA Building at Secret Ravine / U2018-0001)

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. This Conditional Use Permit allows construction and operation of an Auto Repair (Light) use for the AAA Building at Secret Ravine project. Assessor's Parcel Number 045-053-081.

B. The development of the project site was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Center at Secret Ravine Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2011-144. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the AAA Building at Secret Ravine project is required, nor should be conducted, since the project is within the scope of the Center at Secret Ravine MND which adequately describe these activities for purposes of CEQA for the following reasons:

- i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the AAA Building at Secret Ravine project;
- ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.
- iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:
 - a. That the project will have one or more significant effects not discussed in the previous MND;
 - b. That significant effects previously examined will be substantially more severe than shown in the previous MND;

- c. That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
- d. That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

C. The establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The project is consistent with the Retail Commercial (RC) General Plan designation, and is allowed within the Planned Development Commercial (PD-C) zoning district of the Center at Secret Ravine General Development Plan through issuance of a conditional use permit. The establishment, operation, and maintenance of the use 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 Conditional Use Permit for construction and operation of an Auto Repair (Light) facility (AAA Building at Secret Ravine / U2018-0001) as depicted and further described in Exhibit A of the concurrent design review (DR2018-0001) approved via Planning Commission Resolution No. PC- and included therein, subject to the conditions listed below. The approved Exhibit A of the concurrent design review (DR2018-0001) shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A of the concurrent design review (DR2018-0001) shall be controlling and shall modify Exhibit A of the concurrent design review (DR2018-0001). All other plans, specifications, details, and information contained within Exhibit A of the concurrent design review (DR2018-0001) 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, Issuance of a Certificate of Occupancy, or initiation of use as is 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. Operation

- a. Approval of this conditional use permit does not relieve the applicant from the requirement to obtain subsequent permits and approvals, as applicable. Prior to issuance of a Building Permit, the applicant shall work with the Building and Fire Departments, as well as applicable utility providers, to ensure that all requirements have been met. (MULTIPLE)
- b. All vehicle maintenance and repair activities shall be conducted entirely within the building. (PLANNING)
- c. The AAA Building at Secret Ravine shall operate consistent with the Project Narrative, included as Exhibit A. Deviations from these operations shall be reviewed by the Community Development Director for substantial compliance. Operational deviations which are not considered substantially compliant may require further review and approval by the original approving authority. (PLANNING)
- d. Use of a public address or loud speaker system that can be heard outside of the building when service or man doors are open is prohibited. (PLANNING)

2. Outdoor Display and Storage

- a. All incidental and miscellaneous outdoor storage areas shall be approved by the Community Development Director and 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)
- b. No overnight storage of vehicles shall be permitted outside of the building. (PLANNING)

3. Maintenance

- a. The property owner(s) 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 owner(s), to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

4. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer 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 subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

5. Validity

- a. 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)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent Design Review (DR2018-0001) has been approved. (PLANNING)

PASSED AND ADOPTED this day of _____, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary

EXHIBIT A

Project Narrative – AAA Building at Secret Ravine
Conditional Use Permit (U2018-0001)

The proposed facility would be a 6,800 square foot AAA Car Care Center. The front portion of the building would be used for business services, including reception, a waiting area, restrooms, employee areas, etc. The rear portion would include 8 automotive repair service bays, as well as storage and utilities.

The use would provide light general maintenance services for vehicles, to include oil changes, tire replacement/rotation/alignment, belt repair, battery replacement, etc. The facility would not offer any heavy repair, such as engine replacement, transmissions, painting, or auto body repair/work.

It is anticipated that automotive repair operations would occur Monday through Friday from 7:30 AM to 5:30 PM and Saturday from 8 AM to 5 PM.