



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: July 17, 2018**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**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](http://www.rocklin.ca.us).

#### AGENDA

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. Minutes of June 19, 2018
5. **Seating of New Planning Commissioners**
6. **Election of Officers**
7. **Welcome from City Manager, Steve Rudolph**
8. **Correspondence**
9. **Citizens Addressing the Commission on Non Agenda Items**

#### CONSENT ITEMS

None

#### PUBLIC HEARINGS

10. **BASS PRO SHOPS OUTDOOR STORAGE  
DESIGN REVIEW, DR2018-0007  
CONDITIONAL USE PERMIT, U2018-0002**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the installation and operation of outdoor boat and trailer display and storage at the existing Bass Pro Shops store. The subject site is located within the Rocklin Crossings shopping center parking lot at 5472 Crossings Drive. APN 045-043-078. 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) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Shane Fraser with Bass Pro Shops Outdoor World LLC. The property owner is Donahue Schriber Realty Group.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Bass Pro Shops Outdoor Storage & Display / U2018-0002 and DR2018-0007)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow Outdoor Storage and Display in a PD-C Zone (Bass Pro Shops Outdoor Storage & Display / U2018-0002)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Bass Pro Shops Outdoor Storage & Display / DR2018-0007)

**11. Rocklin Gateway - Pavilion Feature Substantial Compliance  
Design Review, DR2016-0010 (Modification)**

This application is a modification to the previously-approved Design Review for the Rocklin Gateway Project, approved in June 2017. Per Condition of Approval 17.C of Resolution No. 2017-103, the corner “pavilion” feature (located near Midas Avenue and Pacific Street) was required to be returned to the Planning Commission for approval of a modified final design.

**NON PUBLIC HEARINGS**

12. **Presentations and Informational Items**
13. **Reports and Discussion Items from Planning Commissioners**
14. **Reports from City Staff**
15. **Adjournment**



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

**June 19, 2018  
Rocklin Council Chambers, 3970 Rocklin Road  
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:31 pm**
- 2. Pledge of Allegiance was led by Commissioner McKenzie.**
- 3. Roll Call**

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

Others Present:

Maggie Stern, Interim Assistant City Attorney  
Bret Finning, Manager of Planning Services  
Nathan Anderson, Senior Planner  
Shauna Nauman, Assistant Planner  
David Mohlenbrok, Deputy Director of Public Services  
Terry Stemple, Planning Commission Secretary

About 7

- 4. Minutes**
  - a. Minutes of May 1, 2018 were approved as submitted.
  - b. Minutes of May 15, 2018 were approved as submitted.
- 5. Correspondence** - No correspondence. Bret Finning, Planning Services Manager introduced Maggie Stern, Interim Assistant City Attorney to the Planning Commissioners.
- 6. Citizens Addressing the Commission on Non Agenda Items** – Michelle Adams, Rocklin Art Task Force introduced herself and let the Commission know that they are available for assistance with art issues.

**CONSENT ITEMS**

None

## PUBLIC HEARING ITEMS

### 7. ATRIA ROCKLIN STORAGE BUILDING DESIGN REVIEW, DR2018-0002

This application is a request for approval of a Design Review to allow the construction of a 1,361 square foot storage building at the existing Atria Rocklin Senior Living facility. The subject site is located at 3201 Santa Fe Way. APN 017-350-051. The property is zoned Planned Development Business Professional/Commercial (PD-BP/C) and Wetlands (W). The General Plan designation is Business Professional/Commercial (BP/C) and Recreation/Conservation (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303, New Construction or Conversion of Small Structures, and Section 15311, Accessory Structures, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is The Olympic Group, Inc. The property owner is ARHC CAROCCA01 LLC.

Shauna Nauman, Assistant Planner, presented the staff report.

The Commission had no questions for staff.

The Applicant did not address the Commission.

The Commission had no questions for the applicant.

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

#### Commission Deliberation/Discussion:

On a motion by Commissioner Whitmore and seconded by Commissioner McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption (Atria Rocklin Storage Building/DR2018-0002) was approved by the following vote:

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

On a motion by Commissioner Whitmore and seconded by Commissioner McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review (Atria Rocklin Storage Building/DR2018-0002) was approved by the following vote:

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

**8. WEST MARINE DIGITAL FREEWAY SIGN  
DESIGN REVIEW, DR2018-0003**

This application is a request for approval of a Design Review to construct an approximately 65-foot-tall, 672 square foot digital freeway sign adjacent to Highway 80. The subject site is located on the southern corner of the commercial center located at 4445 Granite Drive, directly adjacent to Highway 80. APN 045-080-036. 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 Digital Freeway Sign Program project adopted by City Council in 2012 (CC Reso 2012-35). The applicant is Orion 50 Outdoor, LLC (Beau Palley). The property owner is Acorn Property Management and Development Company, LLC (Audrey Gannon).

Nathan Anderson, Senior Planner, presented the staff report. He explained to the Commission that the Operating Agreements that were included in the agenda packet for both the West Marine Freeway sign and the Digital Billboard Sign Relocation were being deferred as they are City Council business and not under the purview of the Planning Commission.

The Commission had questions for staff regarding:

- Existing sign in SPMUD easement
- Demolition of underground part of existing sign

The Applicant did not address the Commission

The Commission had no questions for the applicant.

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

**Commission Deliberation/Discussion:**

On a motion by Commissioner Vass and seconded by McKenzie, Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of A Design Review (West Marine Digital Freeway Sign / DR2018-0003) was approved by the following vote:

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

**9. DIGITAL BILLBOARD SIGN RELOCATION  
DESIGN REVIEW, DR2017-0015**

This application is a request for approval of a Design Review to relocate an existing digital billboard sign from APN 365-020-032 south, approximately 80 feet, on to APN 365-310-033. There would be no modification to the design, height, or total area of the sign. The subject site is located on the northwest corner of the commercial center located at 6500 Lonetree Boulevard, directly adjacent to Highway 65. APN 365-310-033. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). 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 Digital Freeway Sign Program project adopted by City Council in 2012 (CC Reso 2012-35). The applicant is Clear Channel Outdoor (Rob LaGrone). The property owner is Rocklin 65 LLC (John S. Foggy).

Nathan Anderson, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Loss of parking space
- Reason for relocation

The Applicant did not address the Commission

The Commission had no questions for the applicant.

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

**Commission Deliberation/Discussion:**

Commissioner McKenzie stated that he was on the Commission when the original sign came to the Planning Commission and voted against it because he could not find CEQA findings and because it was in the open space. He does support the sign in the new location.

Commissioner Vass also stated that she supports the relocation of the sign.

On a motion by Commissioner McKenzie and seconded by Vass, Resolution Of The Planning Commission Of The City Of Rocklin Recommending To The City Council Approval Of A Design Review (Digital Billboard Sign Relocation / DR2017-0015) was approved by the following vote:

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

**10. RMC GRAZING ANIMALS UTILIZED FOR WEED ABATEMENT  
ZONING ORDINANCE AMENDMENT, ZOA2018-0003**

The proposed project would amend certain sections of Title 17 - Zoning of the Rocklin Municipal Code related to the keeping of large animals in single family residential zones to clarify exemptions pursuant to the City's Weed Abatement and Open Space Management Grazing Program.

The proposed revisions to the Rocklin Municipal Code are not "projects" under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Amendment to the Rocklin Municipal Code was initiated by the City of Rocklin and would be effective City-wide.

Bret Finning, Planning Services Manager, presented the staff report.

The Commission had no questions for staff.

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

**Commission Deliberation/Discussion:**

On a motion by Commissioner McKenzie and seconded by Commissioner Vass, Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Of The City Council Of The City Of Rocklin To Amend A Section Of Title 17 Of The Rocklin Municipal Code Regarding The City's Weed Abatement And Open Space Management Grazing Program And The Keeping Of Large Animals (ZOA2018-0003) was approved by the following vote:

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

**NON PUBLIC HEARINGS**

**11. Informational Items and Presentations - None**

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

The Planning Commissioners and Staff all thanked Commissioner Martinez for his time with the Planning Commissioner and wished him well.

**13. Reports from City Staff**

Bret Finning reported that the Planning Commission meeting of July 3<sup>rd</sup> would be cancelled. He also announced that the meeting of July 17<sup>th</sup> would include the seating of the new Planning Commissioners.

14. **Adjournment**

There being no further business, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled  
Meeting of*



## City of Rocklin Economic & Community Development Department

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### Planning Commission STAFF REPORT

**Bass Pro Shops Outdoor Storage & Display  
Conditional Use Permit, U2018-0002  
Design Review, DR2018-0007**

**July 17, 2018**

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#### **Recommendation**

Staff finds the proposed project consistent with zoning and Design Review Guidelines and compatible with the surrounding commercial and residential development and recommends approval of the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Bass Pro Shops Outdoor Storage & Display / U2018-0002 and DR2018-0007)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND DISPLAY IN A PD-C ZONE (Bass Pro Shops Outdoor Storage & Display / U2018-0002)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Bass Pro Shops Outdoor Storage & Display / DR2018-0007)

#### **Proposal/Application Request**

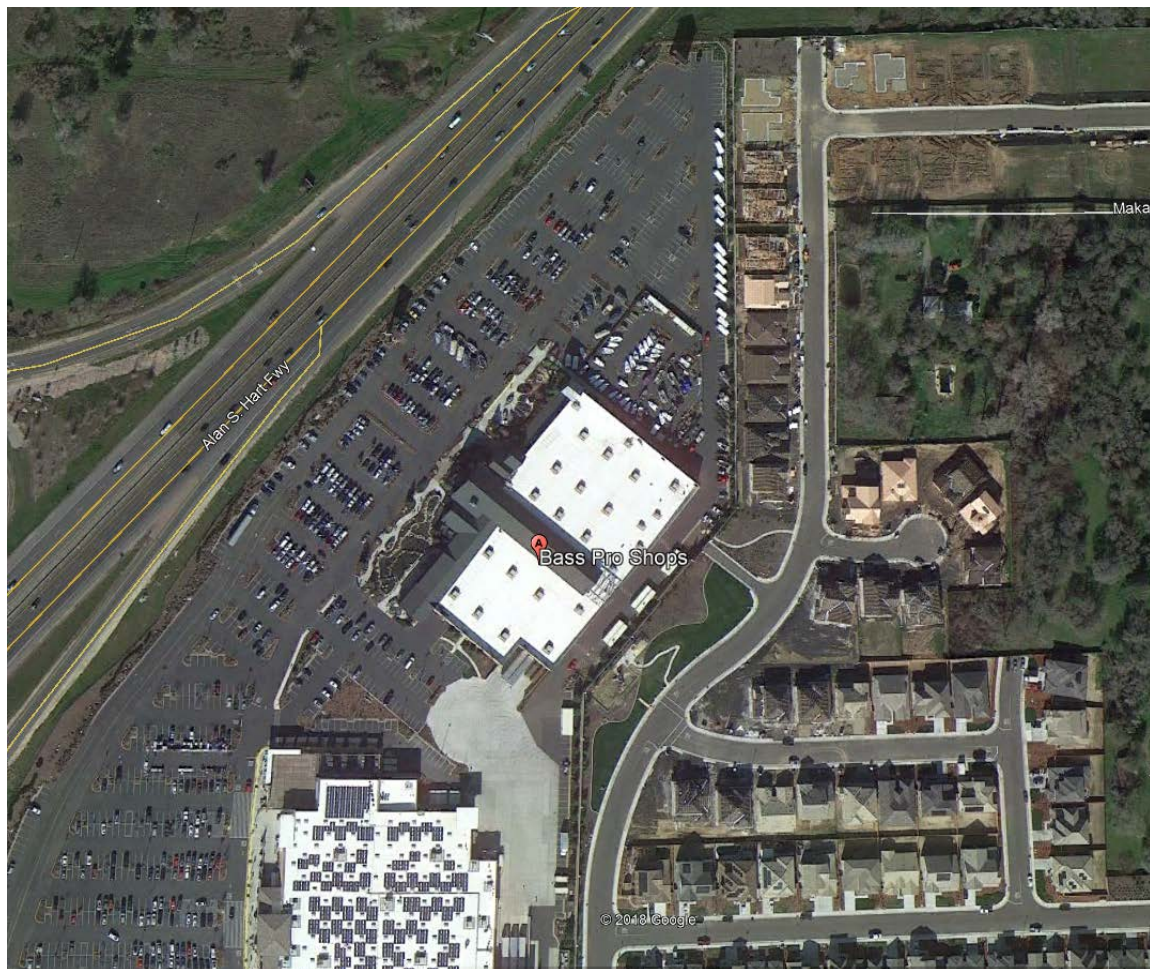
This application is a request for approval of a Conditional Use Permit and Design Review to allow for the permanent installation and operation of an approximately 75,000 square foot outdoor storage and display area and installation of tubular steel security fencing around the perimeter of the proposed storage and display area in the existing Bass Pro Shops parking lot within the Rocklin Crossings shopping center.



*Planning Commission Staff Report  
Re: Bass Pro Shop Outdoor Storage & Display  
July 17, 2018  
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### **Location and Owner/Applicant**

The subject property is located at 5470 Crossings Drive. APN 045-043-078. The applicant is Shane Fraser with Bass Pro Shops Outdoor World, LLC. The owner is Donahue Schriber Realty Group.



**Vicinity Map**

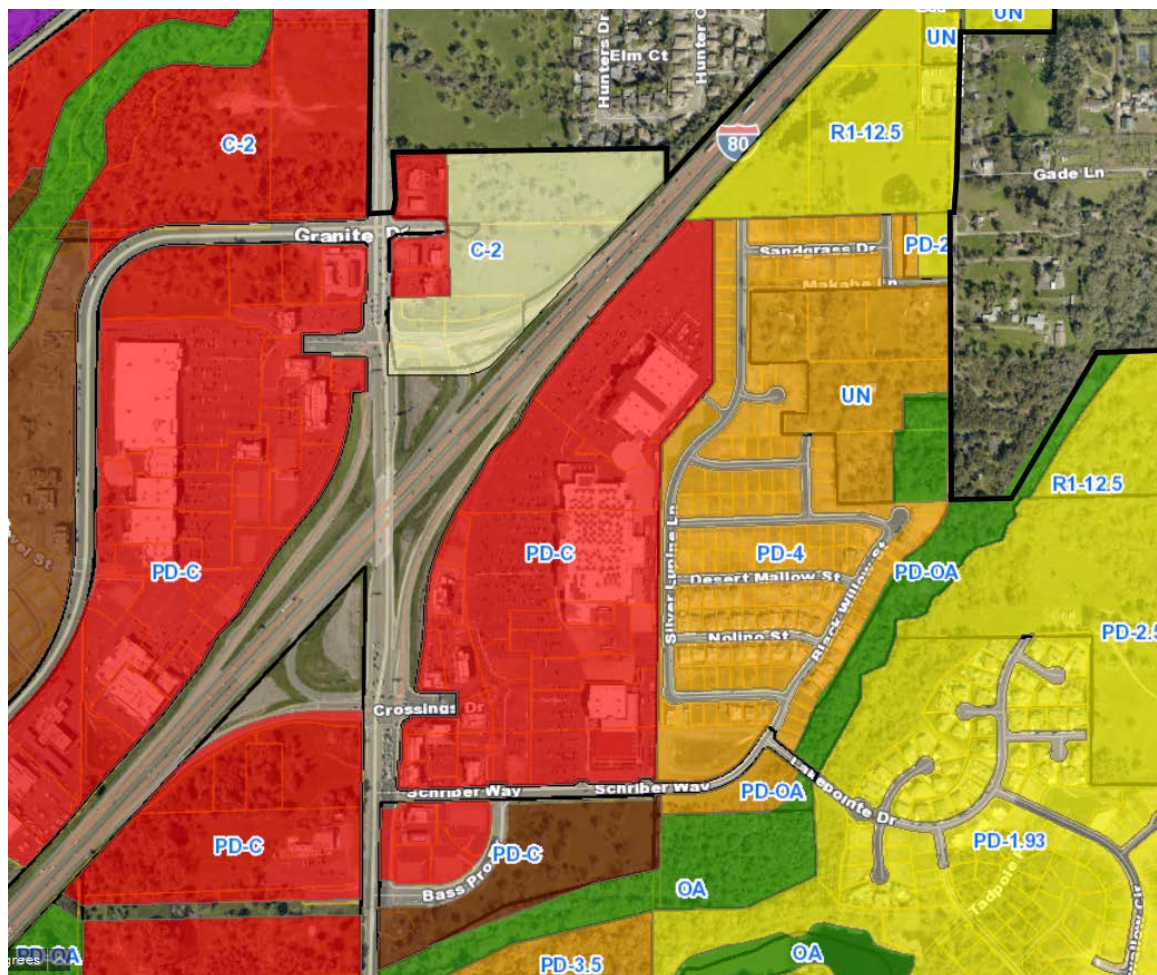
### **Background and Site Characteristics**

The subject site is within the fully developed multi-building 500,000 +/- square foot Rocklin Crossings commercial center that was approved by City Council within the last eleven years. The project anticipated the inclusion of “big box” retailers such as Walmart and Bass Pro Shops. The approvals included designated small areas of sidewalk at the front of the stores for outdoor display and designated areas in the parking lots for temporary seasonal parking lot sales that require the approval of a special event permit. The requirement for a special event permit for use of the parking lot areas is specifically called out in the conditions of approval.

Planning Commission Staff Report  
 Re: Bass Pro Shop Outdoor Storage & Display  
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The existing approximately 101,100 square-foot Bass Pros Shops store was approved in 2014. In 2015, shortly after opening, Bass Pro Shops received approval of a Special Event Permit to allow a seasonal display area for boats from August to December of that year. The seasonal display area was approved for 68 parking spaces enclosed by temporary chain link fencing with a vinyl canvas overlay including artistic graphics. The temporary seasonal display has been in place since 2015 with Bass Pro Shops reporting unexpectedly successful boat sales in Rocklin since the first temporary outdoor sales approval. Hence, the request for a permanent outdoor storage and display area to accommodate the continued high volume of boat sales and related service and repair.

### Surrounding Land Uses



General Plan Land Use and Zoning Map

### Environmental Determination

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines under Section 15303 – New Construction or Conversion of Small Structures and



*Planning Commission Staff Report*  
*Re: Bass Pro Shop Outdoor Storage & Display*  
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Section 15311 – Accessory Structures. For a more in-depth discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption attached to the draft resolution approving said exemption.

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

The property is zoned Planned Development Commercial (PD-C) within the Rocklin Crossings General Development Plan and the underlying General Plan designation is Retail Commercial (RC). The existing retail store is consistent with both the General Plan designation and the Zoning of the property.

### **Outside Storage and Outside Sales Display**

Permanent outdoor storage and outdoor sales displays are acceptable upon approval of a conditional use permit in the Rocklin Crossings General Development Plan. Design review approval is required for the fencing and modifications to parking and circulation.

### **Parking**

The Rocklin Crossings General Development Plan requires Single Tenant Retail Commercial Buildings greater than or equal to 60,000 square feet to provide four parking spaces per 1,000 gross square feet of floor area. Bass Pros Shops was approved with 630 parking spaces and, including the square footage of the possible future bowling alley, was required to provide 476 spaces. The current store is approximately 101,100 square feet and is required to provide 405 spaces, leaving a 225 space surplus. The requested storage and display area would take up 147 spaces, leaving a 78 space surplus. In addition, Staff has analyzed the parking needs for Bass Pro Shops. Since the issuance of the special event permit for temporary boat storage and sales, staff has conducted periodic field reviews of the site and found that the temporary storage and display, which are similar in area to the proposed storage and display area, do not appear to have negatively impacted parking for the store or the shopping center. With the approval of these entitlements the project would remain compliant with respect to required parking.

### **Conditional Use Permit (U2018-0002) / Compatibility with Adjoining Land Uses**

### **Outdoor Storage**

Bass Pro is requesting outside boat storage, preparation, and display areas totaling approximately 75,000 square feet within the existing parking lot. The storage area would house shrink-wrapped boats, boats not yet prepped for display or delivery, customer boats brought in for service, and smaller boat accessory products within temporary storage containers and/or small structures. These containers/structures will fluctuate seasonally and will require review and approval by the Economic and Community Development Director prior to use. Staff has provided a draft condition of approval to this affect. Staff is also recommending a condition that any welding required to install boat accessories take place away from the main building on the eastern side of the storage area. Conditions to require screening of the storage area are

*Planning Commission Staff Report*  
*Re: Bass Pro Shop Outdoor Storage & Display*  
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included in both the use permit and design review draft resolutions. Further discussion regarding the location and screening of the storage is below in the Design Review section.

### *Outdoor Sales Display*

Bass Pro Shops has requested that an approximately 39,400 square foot portion of the enclosure closest to the store front and freeway frontage serve as a secure display area open only to escorted customers. Staff has no objection to the proposed display area that would be enclosed only by decorative tubular steel fencing. Internally, the display area would be separated from the storage area by a proposed black vinyl coated chain link fence with attached vinyl/PVC mesh panels similar to the existing chain link and vinyl canvas fencing approved with the Special Event Permit.

Based on Staff's analysis and subject to the recommended draft conditions of approval, the project would not have a negative impact on any nearby properties and it is compatible with the surrounding commercial and residential uses.

### **Design Review (DR2018-0007)**

#### *Storage Area Screening*

Long-standing interpretations of the Zoning Ordinance and Citywide Design Review Guidelines have been that the visibility of outdoor storage should be minimized from public view and therefore requires screening. The Design Review Guidelines stipulate that service yards visible to the public be screened by a solid masonry wall or combination of masonry wall, solid doors and plantings and be located away from the front of buildings and from streets to the extent feasible. A standard condition of approval that applies to all conditional use permits and design review entitlements states:

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

The Police Department strongly recommended that the storage area have visibility from the outside for security reasons and that the enclosure fencing not be easily climbable. Fire supported the fencing materials not being combustible. Staff also recognized that this storage area could be permanent or it could be removed in five to ten years if the approved "Fishbowl" bowling alley expansion of the existing store was constructed. In recognition of the above, staff worked with the applicant to find a compromise partial screening solution in the form of expanded metal mesh panels on a decorative tubular steel fence that both could support. This proposed solution is less expensive than a solid masonry wall, more permanent than a wood fence, and requires a reasonable investment in what could be a semi-permanent or a permanent improvement.

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*Re: Bass Pro Shop Outdoor Storage & Display*  
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*Security and Fire/Life Safety Requirements*

As noted above, the applicant and staff worked diligently to find an acceptable enclosure solution that addressed Police's security concerns, Fire's access and combustibility concerns, and Planning's aesthetic concerns. Specific requirements for alarms, gate keypads, motion sensors, and lighting are required of the Security Plan to be submitted to and approved by the Police Chief prior to issuance of a building permit for the fencing. The recommended fencing materials and the gate locations shown in Exhibit A provide an aesthetic solution that addresses security concerns and maintains acceptable emergency circulation within the storage enclosure and for the remaining parking lot.

*Landscaping*

Staff has included recommended conditions that the existing landscaping materials and irrigation system are maintained. Additionally, Staff included a condition of approval to prohibit modification of, or storage of any products or materials within, the existing landscape planters.

Based on the analysis presented above, Staff recommends that the Planning Commission approve the entitlements as presented and subject to the draft conditions of approval for the conditional use permit and design review.

*Prepared by Dara Dungworth, Senior Planner*

DD/  
P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Bass Pro Shops Outdoor Storage\Meeting Packets\01 Bass Pro Shop Outdoor Storage SR 7-17-18  
(DR2018-0007 U2018-0002) - final.doc

RESOLUTION NO. PC-2018-

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

(Bass Pro Shops Outdoor Storage & Display / DR2018-0007, U2018-0002)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Bass Pro Shops Outdoor Storage & Display Project / DR2018-0007, U2018-0002 ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15303 – New Construction or Conversion of Small Structures and 15311 – Accessory Structures; 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:** Bass Pro Shops Outdoor Storage & Display (DR2018-0007 & U2018-0002)

**Project Location - Specific:** The project location is the northernmost end of the parking lot adjacent to Bass Pro Shops, within the Rocklin Crossings shopping center at 5472 Crossings Drive, APN 045-043-078.

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

**Description of Nature, Purpose and Beneficiaries of Project:** The proposed project would involve the installation and operation of an outdoor boat and trailer display and storage area encompassing 75,000 +/- square feet at the existing Bass Pro Shops store parking lot.

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

**Name of Person or Agency Carrying Out Project:** The applicant is Bass Pro Shops Outdoor World, LLC., Attn: Dan Hoy, 2500 E. Kearney Street, Springfield, MO 65898, (417) 873-5251, and the property owner is Donahue Schriber Realty Group, 3501 Del Paso Road, Ste. 100, Sacramento, CA 95835 (916) 286-5231.

**Exempt Status (Check one)**

☒ x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15303 – New Construction or Conversion of Small Structures and Section 15311 – Accessory Structures

**Reasons why the project is exempt.** The project involves the installation and operation of an outdoor boat and trailer display and storage area at an existing shopping center, as further described above. Class 3 exemptions consist of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Class 11 exemptions consist of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The project as proposed is consistent with the exemption class descriptions noted above and is exempt pursuant to Classes 3 and 11 of the CEQA Guidelines.

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

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

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

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## RESOLUTION NO. PC-2018

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 APPROVING A USE PERMIT TO ALLOW OUTDOOR STORAGE  
 AND DISPLAY IN A PD-C ZONE

(Bass Pro Shops Outdoor Storage & Display – U2018-0002)

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 (U2018-0002) allows for approximately 75,000 square feet of outdoor storage and display in a portion of the Bass Pro Shops parking lot at 5472 Crossings Drive within the Rocklin Crossings shopping center.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution No. [REDACTED].

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 establishment, operation, and maintenance of the uses 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 conditional use permit for Bass Pro Shops Outdoor Storage & Display / U2018-00052 is hereby approved as depicted and further described in Exhibit A of concurrent design review entitlement, Bass Pro Shops Outdoor Storage & Display / DR2018-0007, approved via Planning Commission Resolution No. [REDACTED] and included therein, and by this reference incorporated herein, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior to 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. 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 name(s) and telephone number(s) of a responsible party to contact. The security plan shall include the following components, to the satisfaction of the Chief of Police: (POLICE, BUILDING, PLANNING)
  - i. Cameras shall be installed and operational in the vicinity of the storage area;
  - ii. All exterior gates shall be alarmed and have keypad access;
  - iii. The interior of the storage area shall have motion sensors for alarms and lighting;
  - iv. The storage area shall be well-lit in conjunction with the motion sensors and shall include security lighting in addition to the existing parking lot lights, if required. Planning shall review and approve the locations and types of light fixtures for any additional security lighting.
- b. Prior to building permit issuance the property owner, or tenant, shall obtain and maintain at all times an Alarm System Permit for each security system installed and operated on the property in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE, BUILDING)

2. Outdoor Storage and Display

- a. Approximately 75,000 square feet of outdoor storage and display is allowed within the parking lot of the Bass Pro Shops building at 5472 Commons Drive consistent with Exhibit A of the concurrent Design Review. (PLANNING)
- b. Permanent display of boats and/or trailers outside the fenced storage and display area shall be allowed only in the designated area at the front of the store as shown in Exhibit A of the concurrent Design Review. (PLANNING)
- c. Temporary storage and display outside the approved storage and display area may be acceptable subject to review and approval by the City. Short-term, periodic sales events may be processed as a Special Event Permit. Longer-term storage and display outside the approved storage and display areas would require modification of this use permit. (PLANNING, FIRE, POLICE)
- d. The outdoor storage and display areas shall be substantially consistent with Exhibit A of the concurrent Design Review and shall comply with the Fencing conditions of approval on the Design Review. (PLANNING, FIRE, POLICE)
- e. Use of shipping containers and / or other small temporary structures for storage of small items may be allowed within the enclosed storage area subject to the review and approval of the Economic and Community Development Director. (PLANNING, BUILDING)

3. Other

Any welding associated with installation of boat accessories shall take place away from the store building on the eastern side of the storage area. (PLANNING, FIRE)

4. Maintenance and Stormwater Quality Protection

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

- c. The property owner shall provide and regularly maintain as needed adequate stormwater protection measures or best management practices (BMPs), such as straw wattles and inlet bags, within the vicinity of the storage area to prevent accidental spills of materials from reaching the storm drain system. (ENVIRONMENTAL SERVICES)
- d. The enclosure fencing and/or the products and materials stored within the enclosure shall not block any storm drain inlets. (ENVIRONMENTAL SERVICES)
- e. All spills of products or materials shall be cleaned up as quickly as feasible using BMPs; no unprotected pressure washing or hosing off of asphalt is permitted. (ENVIRONMENTAL SERVICES)

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 (DR2008-0007) has been approved. (PLANNING)

PASSED AND ADOPTED this 17<sup>th</sup> day of July, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

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Exhibit A

See concurrent Design Review DR2018-0007 Exhibit A

Available at the Economic and Community Development Department, Planning Division

## RESOLUTION NO PC-2018-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW(Bass Pro Shops Outdoor Storage & Display – DR2018-0007)

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 (DR2018-0007) approves the location, fencing, and circulation for approximately 75,000 square feet of outdoor storage and display in the existing Bass Pro Shops parking lot at 5470 Crossings Drive.

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

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

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

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

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and requiring the selection of exterior down lighting fixtures.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

H. The landscaping design is compatible with the surrounding development and has been designed with provisions to minimize water usage and maintenance needs.

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

J. The design of the site and building 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 Bass Pro Shops Outdoor Storage & Display – DR2018-0007 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior to a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Landscaping

All existing landscaping and irrigation shall be maintained within the existing landscape planters. There shall be no modification of the existing landscape planters or storage of materials or product within the landscape planters.

2. Enclosure

- a. The perimeter of the entire storage and display area shall be enclosed by an eight foot tall tubular steel fence with bent pickets consistent with Exhibit A and matching the nearby sewer lift station enclosure. The fence shall be constructed of medium-gauge or better steel or aluminum, black powder-coated, and shall be to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)
- b. Expanded metal (aluminum) mesh panels, substantially consistent with Exhibit A, shall be installed on the tubular steel fence contiguously beginning behind the second row boat display area and around the east-facing fencing to create an uninterrupted screen around the perimeter of the storage area, as indicated on Exhibit A. The expanded metal mesh panels shall be black powder-coated and shall be to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)
- c. A black, vinyl-coated (or approved equivalent) chain link fence with vinyl-coated PVC mesh panels is approved within the storage and display area to separate the approximately 35,600 square foot storage area from the approximately 39,400 square foot display area. (PLANNING, BUILDING)
- d. All gates shall match the adjacent approved enclosure design. (PLANNING, BUILDING)

3. 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 conditional use permit (U2018-0002) has been approved. (PLANNING)

PASSED AND ADOPTED this 17<sup>th</sup> day of July, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

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Chairman

ATTEST:

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Secretary

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Bass Pro Shops Outdoor Storage\Meeting Packets\04 Bass Pro Shop  
Outdoor Storage PC Reso 7-18-18 (DR2018-0007) - final.doc

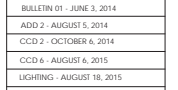


EXHIBIT A

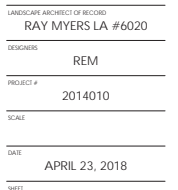
Design Review DR2018-0007

Available at the Economic and Community Development Department, Planning Division

## DR2018-0007

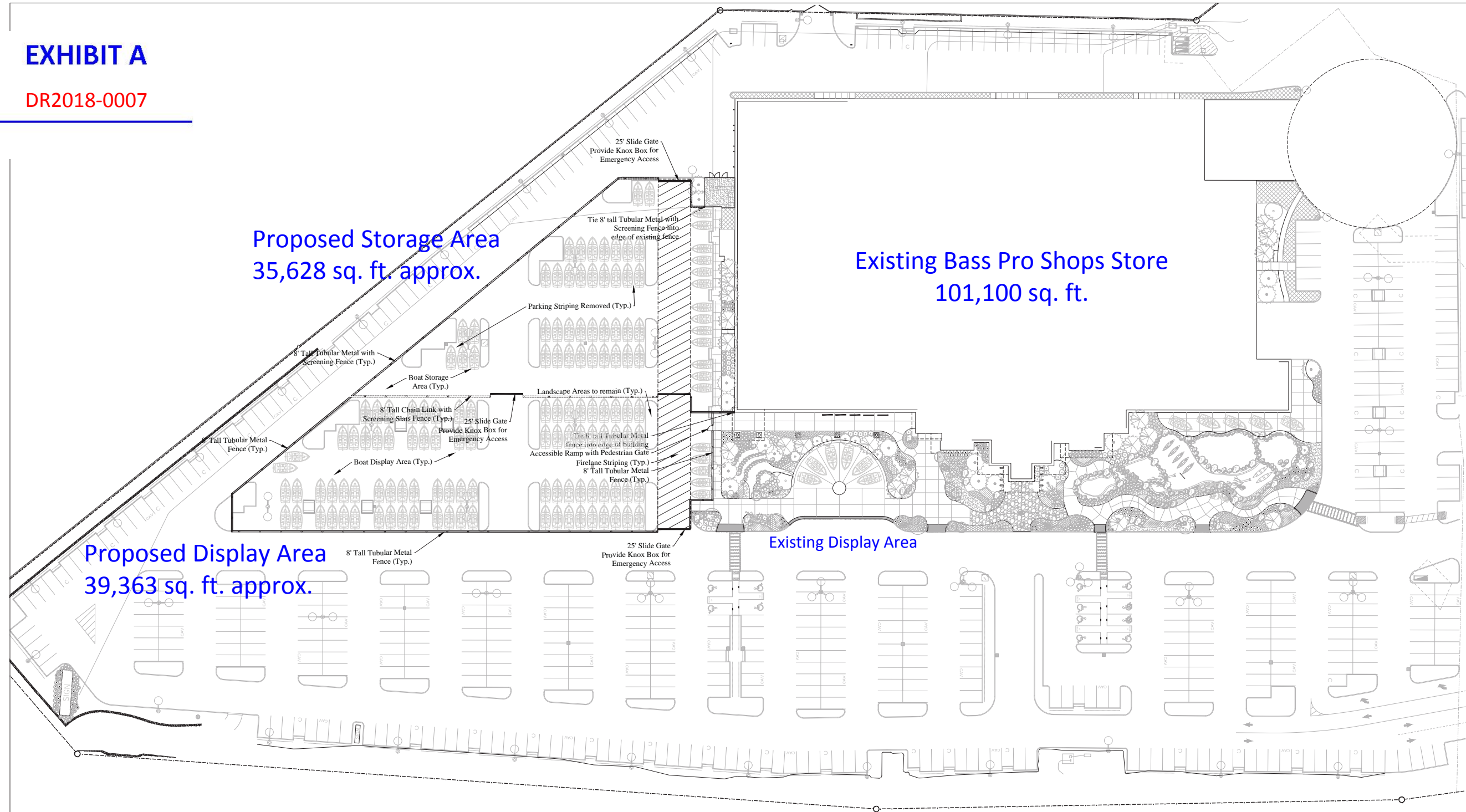
[illegible]

**BASS PRO SHOPS**  
**OUTDOOR WORLD**  
5472 CROSSINGS DRIVE  
ROCKLIN, CALIFORNIA 95677



L1 0.0

## Agenda Item #10.c.



TUBULAR METAL FENCE - MATCHING EXISTING SPMUD FENCE  
PERIMETER - WITH AND WITHOUT EXPANDED METAL PANELS



CHAIN LINK WITH SCREENING VINYL PANELS FENCE - INTERIOR ONLY



EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

BOAT DISPLAY/STORAGE PLAN



Black Powdercoated Expanded Aluminum Mesh Screening Panels  
Storage Area Screening



## CITY OF ROCKLIN

### MEMORANDUM

DATE: July 17, 2018

TO: Planning Commission

FROM: Marc Mondell, Economic and Community Development Director  
Bret Finning, Planning Services Manager  
Nathan Anderson, Senior Planner

RE: Rocklin Gateway  
Design Review, DR2016-0010

This is a modification to the previously-approved Design Review for the Rocklin Gateway Project, which was approved by the City Council on June 13, 2017. The project approval (Resolution No. 2017-103) included Condition of Approval 17.c, which requires modification of the corner “pavilion” feature. This condition reads as follows:

17. Special

- c. Prior to the issuance of a Certificate of Occupancy for the last residential building on the site, the corner “pavilion” feature (located near Midas Avenue and Pacific Street) shall be returned to the Design Review Committee [Planning Commission] for approval of a modified final design. The corner “pavilion” shall be redesigned consistent with the direction of the Planning Commission to better complement the development, surrounding area, and provide an interesting gateway element and feature to enhance the corner.  
(PLANNING)

The Planning Commission recommended inclusion of this condition at a public hearing on April 18, 2017. Some members of the Commission stated that they had concerns that the originally proposed design (**Exhibit A**) did not match the intent to provide for a gateway feature at this corner location. Therefore, the Planning Commission recommended that, if approved by the City Council, this element be conditioned to return to the Commission for approval of a revised design.

Following approval of the project by the Council, staff worked with the applicant on a redesign of this feature. The proposed modification is included as **Exhibit B**. This version features a thick wall made from reclaimed heavy timber adjacent to the intersection for

project signage and an exposed steel canopy structure directly adjacent to the intersection. The canopy structure would be planted with green screens, similar to the approved green walls along the exterior of the buildings, and the top of the structure would also include vegetation for consistency throughout the exterior of the project site.

The reclaimed timbers and exposed steel with rusted surfaces were selected in an effort to reflect the historic roots of the area, complement projects within the adjacent Quarry Architectural District, including the Quarry Adventure Park (currently under construction), and be consistent with the colors and materials used in the remainder of the project.

Staff recommends that the Planning Commission approve the modified pavilion design.

**Exhibits:**

- A) Original Design (April 18, 2017)
- B) Modified Design (July 17, 2018)



# EXHIBIT A

Original PC Review  
4/18/17

## ROCKLIN GATEWAY

Rocklin, California

## DESIGN PACKET

RESUBMITTAL #2 — February 03, 2017



Rendering - Corner of Midas Avenue and Pacific Street



Corner of Midas Avenue and Pacific Street



# 4.0 Design Concept

Rendering - Entry view from across Pacific street



Entry view from across Pacific Street



# 4.0 Design Concept

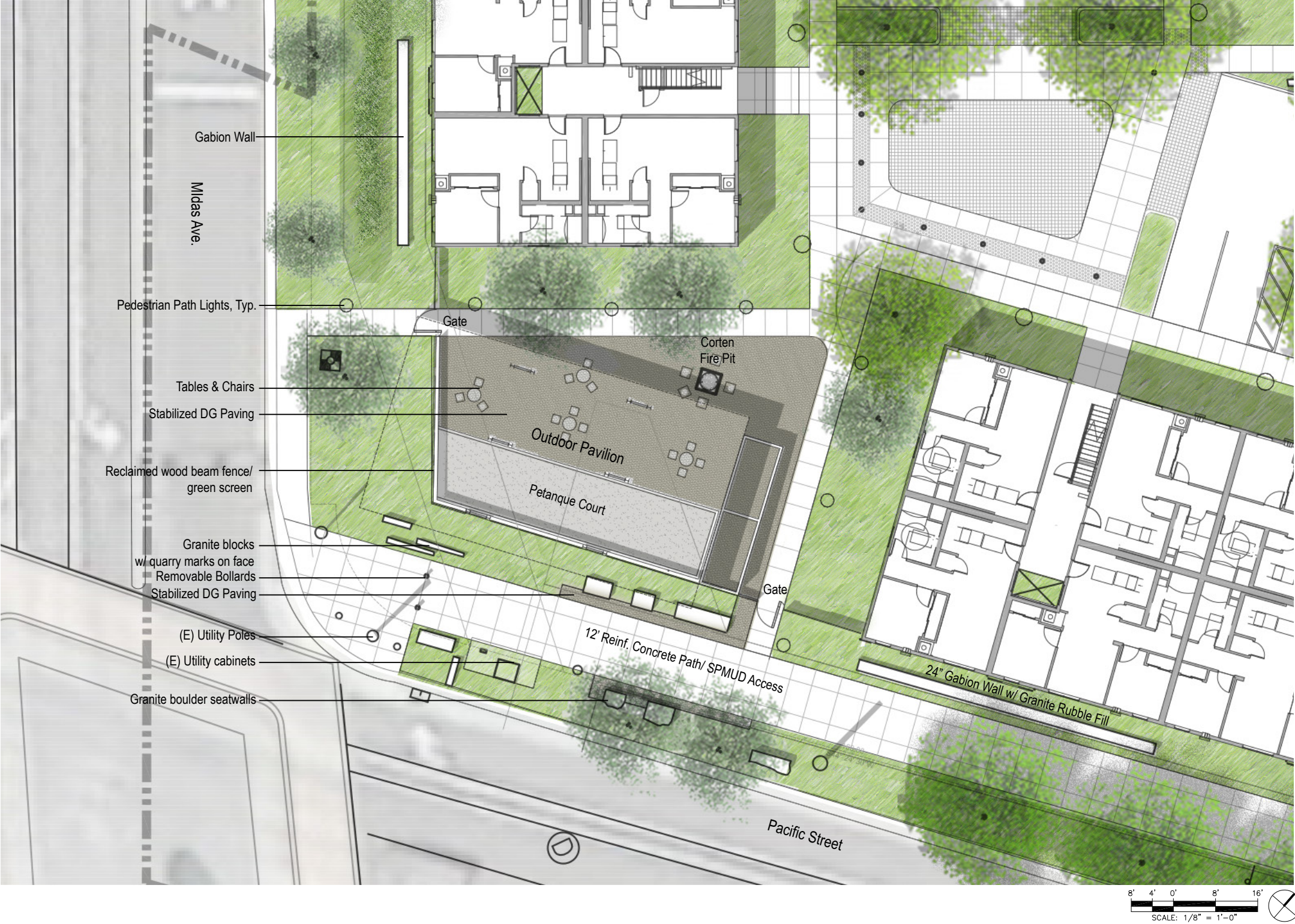
## Pacific Avenue Frontage - Enlarged Plan

The site layout responds to an existing procession of special textured intersections along Pacific Street within the Quarry District, continuing this gesture at the pedestrian scale by funneling circulation directly through the site from the amenity corner entry point, through a series of connected moments and special gathering spaces en route to the interior courtyard featuring an adventure play area, picnic space, leasing office, and mail station.

Showcasing the lifecycle of granite along the Pacific Street frontage including raw quarried granite sitting blocks, tidy gabion walls filled with broken granite rubble, and finely textured decomposed granite paving surfaces. A 12 foot wide concrete multiuse path accommodates pedestrians and SPMUD maintenance access. The entire Pacific frontage is fully immersed in bold drifts of planting that abstract cultural and indigenous California landscapes and create a linear parklike experience for pedestrians and passing vehicles on Pacific Street.

Celebrating the life cycle of granite along the Pacific Street frontage including raw, natural field boulders, tidy gabion walls filled with broken rubble, and finely textured decomposed granite paving surfaces.

Serving as the main entry to the facility, the amenity corner features a shade canopy inspired by railroad trestles, draped in lush flowering vines, sheltering a Petenque court, social gathering area and fire pit. Sitting opportunities are provided in the public realm adjacent to the gate on large blocks of quarried granite. The 12 foot multiuse path terminates at the corner of Pacific and Midas, opening up as a plaza to funnel pedestrian circulation to and from the Quarry District and Amtrak station.





# EXHIBIT B

Modified Design  
7/17/18

## ROCKLIN GATEWAY

Rocklin, California

## PAVILION DESIGN PACKET

SUBMITTAL #1 — MAY 18, 2018  
Set 1 of 1



1.0 Design Concept

Rendering - Corner Perspective (Dusk)





1.0 Design Concept

Rendering - Pacific street Entrance



Green Screen Precedent



Exposed Steel Structure for Canopy, Rusted surfaces

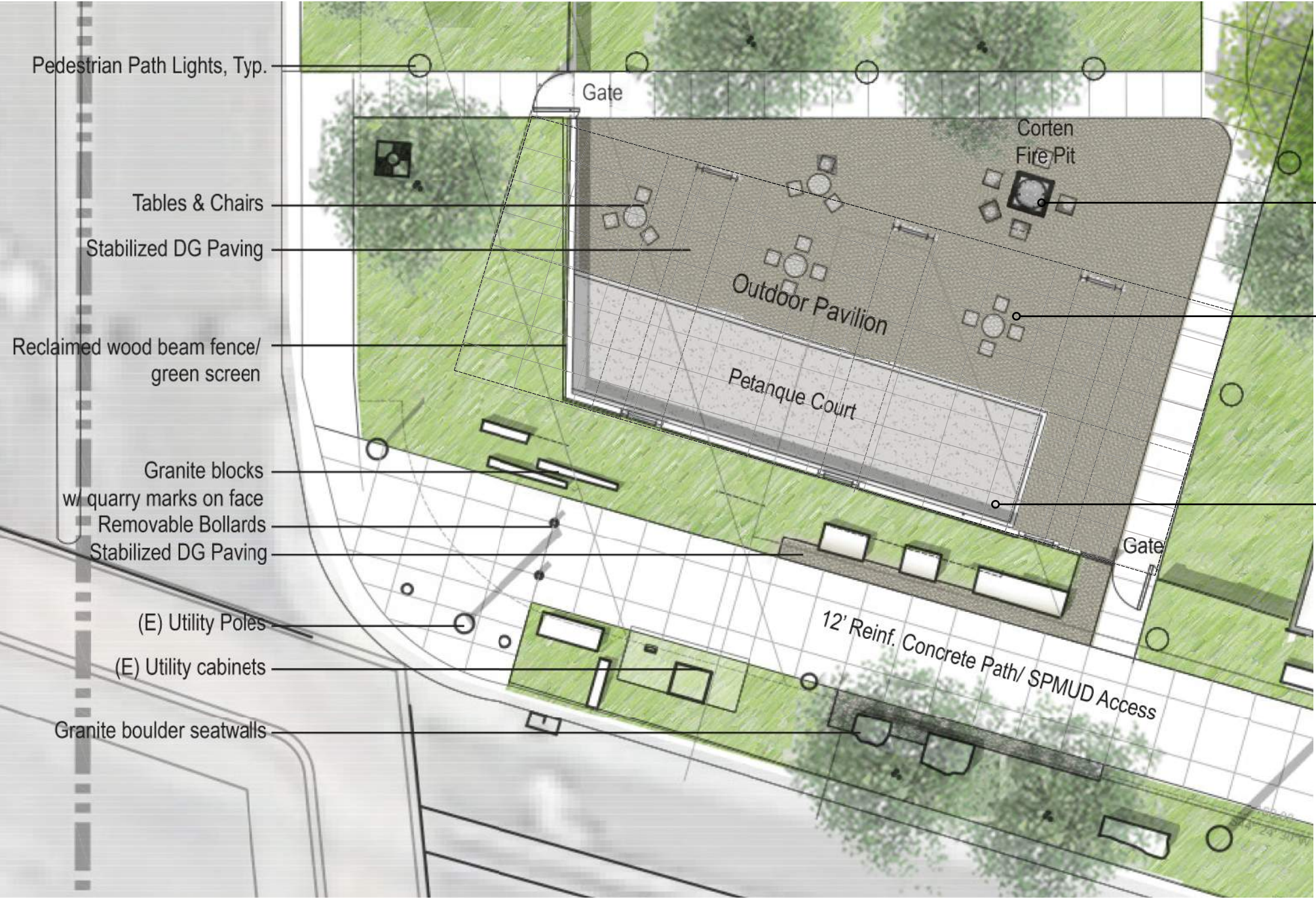


Reclaimed Heavy Timber



# 1.0 Design Concept

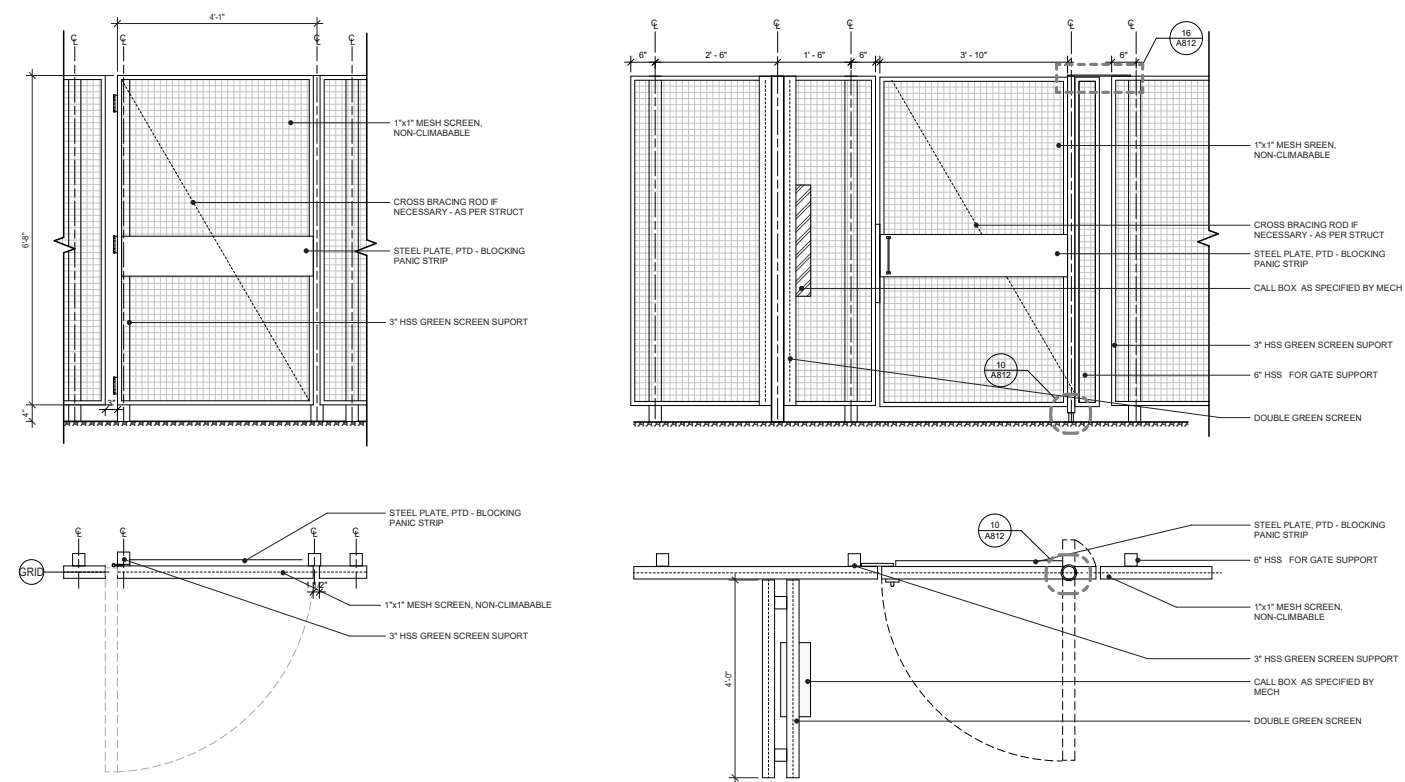
## Landscaping Precedent - Corner Pavilion





1.0 Design Concept

Metal Fence Detail



2 ENL ELEVATION @ SMALL GATE  
SCALE: 3/4" = 1'-0"

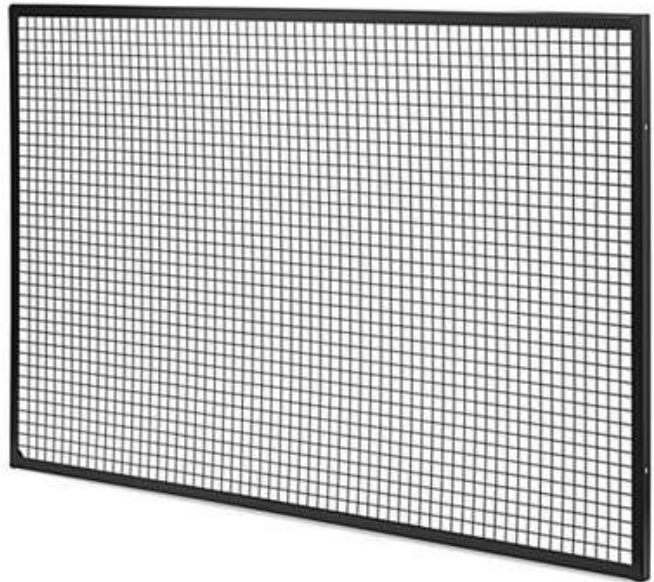
1 ENL ELEVATION @ BIG GATE  
SCALE: 3/4" = 1'-0"

2 ENL SECTION @ GREEN SCREEN TYP  
SCALE: 3/4" = 1'-0"

1 ENL ELEVATION @ GREEN SCREEN TYP  
SCALE: 3/4" = 1'-0"



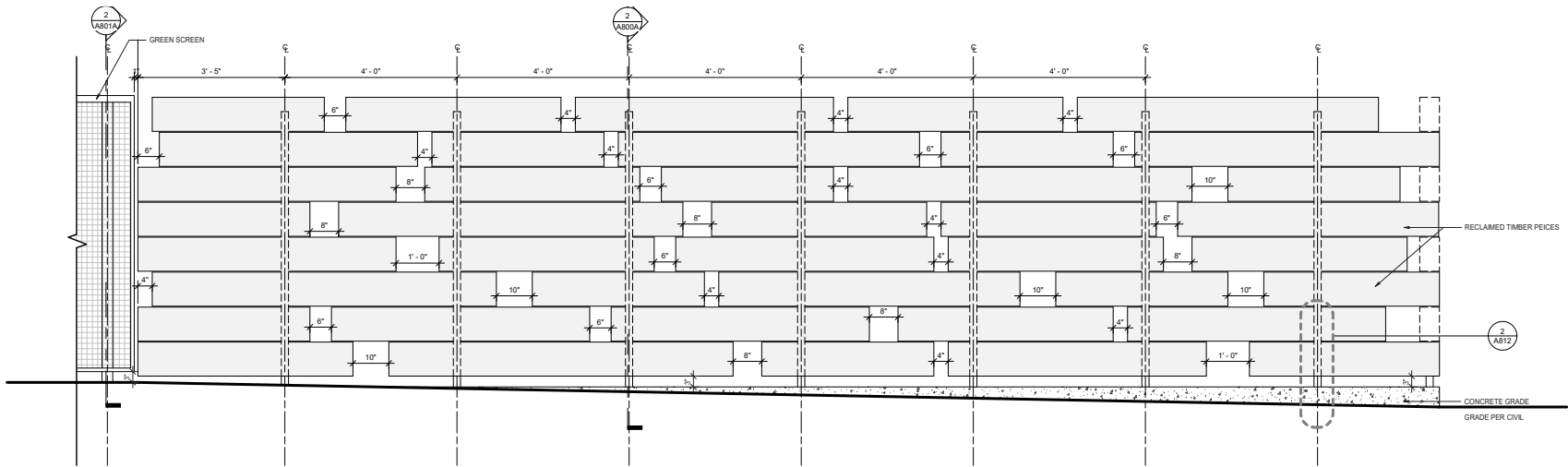
Green screen precedents  
Green wall precedence. One 5 gallon vine, every 10-12 linear feet.



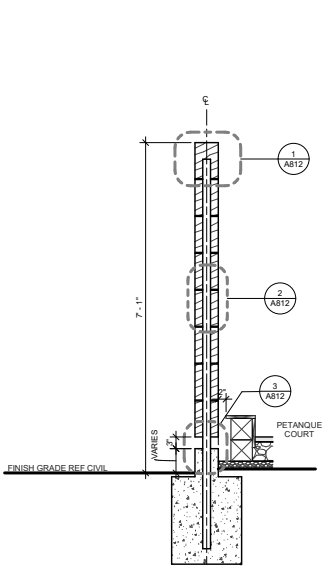
8' x 10' Galvanized Steel fence  
Black matte finish, Supported by HSS post

1.0 Design Concept

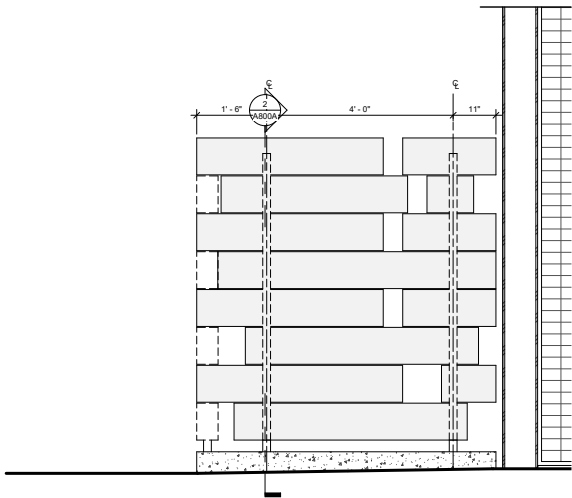
Jenga Wall Detail



1 ENL ELEVATION @ MIDAS JENGA  
SCALE: 3/4" = 1'-0"



2 SECTION @ JENGA WALL TYP.  
SCALE: 3/4" = 1'-0"



3 ENL ELEVATION @ PACIFIC JENGA  
SCALE: 3/4" = 1'-0"



Reclaimed Heavy Timber

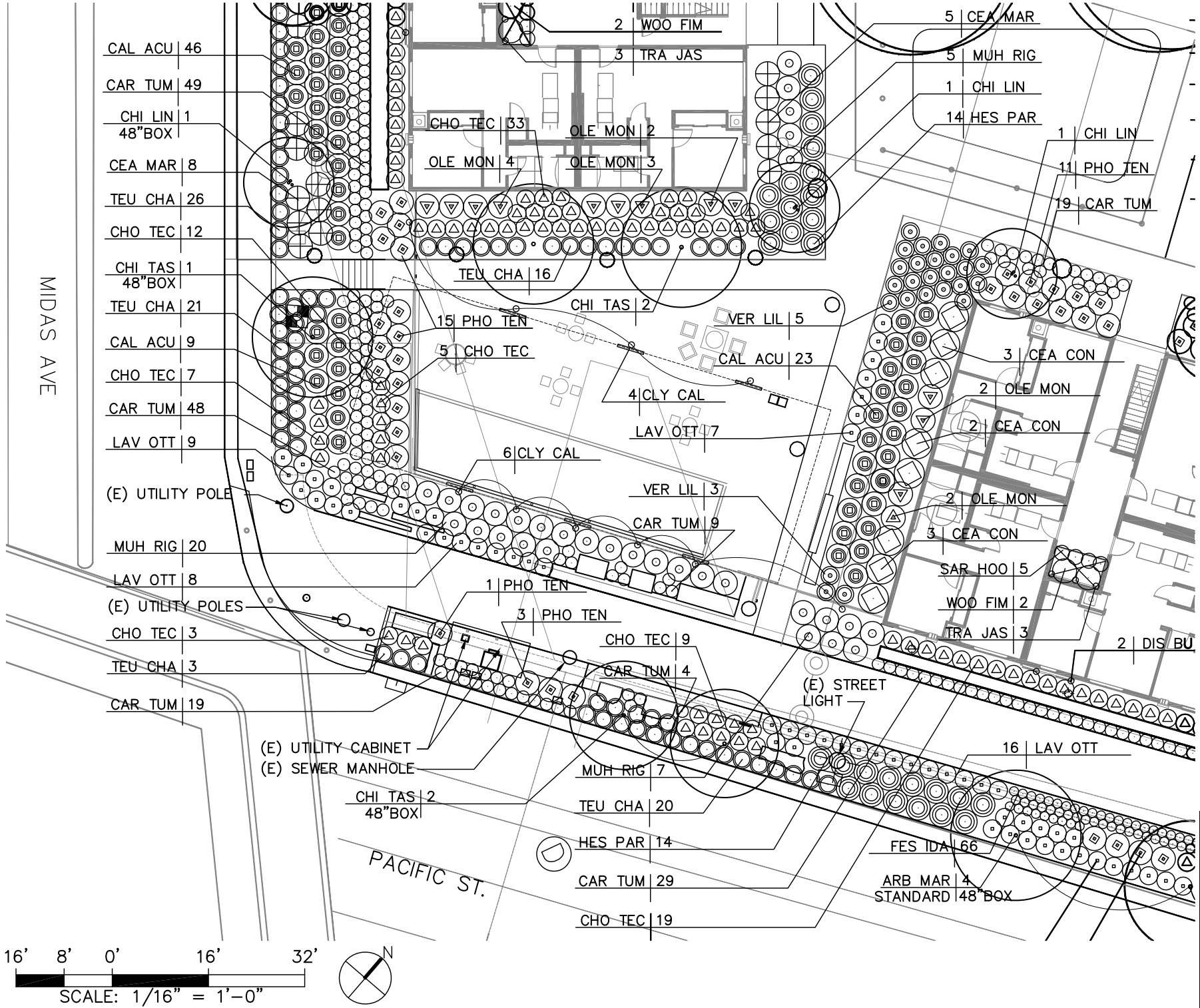


Reclaimed Heavy Timber



1.0 Design Concept

Planting -site plan





1.0 Design Concept

Planting - Planting legend and Maturity

PLANTING LEGEND

ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HT	SPREAD	WATER USE (WUCOLS)	CA NATIVE	YEARS TO FULL SIZE
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TREES:

ARB MAR	<i>Arbutus 'Marina'</i>	MARINA STRAWBERRY TREE	48" BOX	AS SHOWN	25-30'	20-22'	LOW		10
PLA ACE	<i>Platanus x acerifolia 'Bloodgood'</i>	BLOODGOOD LONDON PLANETREE	15 GAL	AS SHOWN	35-50'	35'	MOD		10
CHI LIN	<i>Chilopsis linearis 'Bubba'</i>	BUBBA DESERT WILLOW	24" BOX	AS SHOWN	15-25'	10-15'	VERY LOW	YES	6
CHI TAS	<i>Chitalpa taskentensis 'Pink Dawn'</i>	PINK DAWN CHITALPA	48" BOX	AS SHOWN	25-30'	20'	LOW	HYBRID	6
QUE LOB	<i>Quercus lobata</i>	VALLEY OAK	15 GAL	AS SHOWN	30-80'	35'	LOW	YES	12
QUE DOU	<i>Quercus douglasii</i>	BLUE OAK	15 GAL	AS SHOWN	40-55'	20-25'	LOW	YES	12
TIL COR	<i>Tilia cordata 'Greenspire'</i>	GREENSPIRE LITTLE-LEAF LINDEN	15 GAL	AS SHOWN	40-50'	35'	MOD		6
NYS SYL	<i>Nyssa sylvatica</i>	TUPELO	15 GAL	AS SHOWN	30-40'	30-35'	MOD		8
CED DEO	<i>Cedrus deodora</i>	DEODAR CEDAR	24" BOX	AS SHOWN	60-70'	40'	LOW		10
LAG IND	<i>Lagerstroemia indica x fauriei 'Muskogee'</i>	MUSKOGEE CRAPE MYRTLE	SEE PLANS	AS SHOWN	20-25'	15'	LOW		8
LAU NOB	<i>Laurus nobilis</i>	BAY LAUREL	24" BOX	AS SHOWN	30'	25'	LOW		8

MEDIUM & LARGE SHRUBS:

ARC HOW	<i>Arctostaphylos 'Howard McMinn'</i>	HOWARD MCMINN MANZANITA	5 GAL	48" O.C.	5-6'	5-6'	LOW	YES	4
CAL ACU	<i>Calamagrostis 'Karl Foerster'</i>	KARL FOERSTER FEATHER REED GRASS	5 GAL	48" O.C.		40"	LOW		2
CEA RAY	<i>Ceanothus 'Ray Hartman'</i>	RAY HARTMAN CALIFORNIA LILAC	5 GAL	8' O.C.	7-12'	7-12'	LOW	YES	3
CEA CON	<i>Ceanothus 'Concha'</i>	CONCHA CALIFORNIA LILAC	5 GAL	5' O.C.	5'	5-6'	LOW	YES	3
CER OCC	<i>Cercis occidentalis</i>	WESTERN REDBUD	5 GAL	8' O.C.	10-18'	10-18'	VERY LOW	YES	3
FEI SEL	<i>Feijoa sellowiana</i>	PINEAPPLE GUAVA	5 GAL	48" O.C.	5-10'	5-7'	LOW		3
OLE MON	<i>Olea europaea 'Montra' 'Little Ollie'</i>	LITTLE OLLIE DWARF FRUITLESS OLIVE	15 GAL	48" O.C.	4-5'	4-5'	LOW		4
ROS OFF	<i>Rosmarianus officinalis 'Tuscan Blue'</i>	TUSCAN BLUE ROSMARY	5 GAL	48" O.C.	3-4'	3-4'	LOW		3
SAL CLE	<i>Salvia clevelandii 'Winnifred Gilman'</i>	WINNIFRED GILMAN CLEVELAND SAGE	1 GAL	48" O.C.	3-4'	3-4'	LOW	YES	2
CEA MAR	<i>Ceanothus maritimus 'Valley Violet'</i>	VALLEY VIOLET MARITIME CEANOTHUS	1 GAL	48" O.C.	2'	4'	LOW	YES	2
SAR HOO	<i>Sarcococca hookeriana var. humilis</i>	HIMALAYAN SWEET BOX	5 GAL	30" O.C.	3'	3'	LOW		3
PHO TEN	<i>Phormium 'Black Adder'</i>	BLACK NEW ZEALAND FLAX	5 GAL	48" O.C.	3'	3'	LOW		3
BAC PIL	<i>Baccharis pilularis 'Pigeon Point'</i>	PIGEON POINT DWARF COYOTE BRUSH	1 GAL	6' O.C.	2'	6'	LOW	YES	2
TEU CHA	<i>Teucrium chamaedrys 'Nanum'</i>	GERMANDER	5 GAL	36" O.C.	1'	3'	LOW		2
WOO FIM	<i>Woodwardia fimbriata</i>	GIANT CHAIN FERN	10 GAL	48" O.C.	4'	4'	MOD	YES	3
RIB VIB	<i>Ribes viburnifolium</i>	CATALINA CURRANT	5 GAL	5' O.C.	2'	6'	LOW	yes	3

PERENNIALS, GROUNDCOVERS, & GRASSES:

CAR TUM	<i>Carex divulsa</i>	BERKELEY SEDGE	1 GAL	24" O.C.	2'	2'	LOW	YES	2
CHO TEC	<i>Chondropetalum tectorum</i>	CAPE RUSH	1 GAL	36" O.C.	3'	3'	LOW		2
FES IDA	<i>Festuca idahoensis 'Siskiyou Blue'</i>	IDAHO BLUE FESCUE	1 GAL	18" O.C.	1-2'	1-2'	MOD	YES	2
HES PAR	<i>Hesperaloe parviflora</i>	CORAL YUCCA	1 GAL	48" O.C.	3-4'	2-4'	LOW		2
JUN PAT	<i>Juncus patens 'Elk Blue'</i>	ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	24" O.C.	2'	2'	MOD	YES	2
LAV OTT	<i>Lavendula 'Otto Quash'</i>	OTTO QUAST SPANISH LAVENDER	1 GAL	30" O.C.	2-3'	2-3'	LOW		2
MUH RIG	<i>Muhlenbergia rigens</i>	DEER GRASS	1 GAL	48" O.C.	3-5'	3-4'	LOW	YES	2
VER LIL	<i>Verbena lilacina 'De La Mina'</i>	CEDROS ISLAND VERBENA	1 GAL	36" O.C.	3'	3'	LOW	YES	1
CIS HYB	<i>CISTUS X HYBRIDUS</i>	WHITE ROCKROSE	1 GAL	48" O.C.	30"	4'	LOW		3
THY SPP	<i>Thymus</i>	CREEPING THYME VARIETIES	PLUGS	12" O.C.	4"	3'	MOD		3

VINES:

VIT CAL	<i>Vitis californica 'Roger's Red'</i>	ROGER'S RED CALIFORNIA GRAPE	5 GAL		25-40'	15-30'	LOW	YES	3
CLY CAL	<i>Clytostoma calystegioides</i>	VIOLET TRUMPET VINE	5 GAL		20-25'	15-20'	MOD		3
HYD VIO	<i>Hardenbergia violacea</i>	LILAC VINE	5 GAL		12-16'	8'	MOD		3
MAN LAX	<i>Mandevilla laxa</i>	CHILEAN JASMINE	5 GAL		12'	12'	MOD		3
TRA JAS	<i>Trachelospermum jasminoides</i>	STAR JASMINE	5 GAL		20-30'	8'	MOD		3
DIS BUC	<i>Distictis buccinatoria</i>	SCARLET TRUMPET VINE	5 GAL		30'	8'	MOD		3

+

EXISTING TREE TO REMAIN