



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: February 23, 2016

Project Name and Requested Approvals:

MERCEDES BENZ DIGITAL FREEWAY SIGN TIME EXTENSION
DESIGN REVIEW, DR-2008-07A / DR2016-0002

Staff Description of Project:

This application is a request for approval of a two -year extension of time for the Design Review entitlement associated with the previously approved Mercedes Benz Digital Freeway Sign (DR-2008-07A) project – The Design Review entitlement would allow the construction of a 48 foot tall digital freeway sign on the I-80 side of the Mercedes Benz of Rocklin site.

Location:

The subject property is located at 4747 Granite Drive. APN# 045-102-028.

Existing Land Use Designations:

The property is zoned Planned Development, Commercial (PD-C).
The General Plan designation is Retail Commercial (RC).

This project **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2012-35

Applicant & Property Owner:

The applicant and property owner is Grinzewitsch California Real Properties/Mercedes Benz of Rocklin.

Attached Information:

For additional detail please see the attached information application request letter and the previously approved resolution and exhibits.

P:\PUBLIC PLANNING FILES\Request for Comment\2016\Mercedes Benz Digital Freeway Sign Extn\2-Project Information.docx



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(951) 686-1450

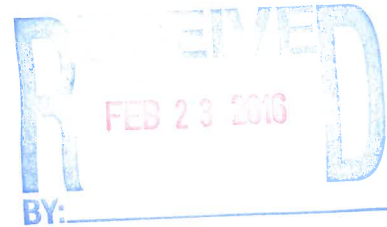
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Edward J. Quinn Jr.
(916) 551-2091
edward.quinn@bbklaw.com
File No. 82656.00001

February 16, 2016



Bret Finning, Senior Planner
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Re: Time Extension for Design Review (DR-2008-07A)
Digital Freeway Sign - Mercedes Benz of Rocklin Site

Dear Mr. Finning:

Our office represents George Grinzewitsch and Grinzewitsch California Real Properties, owner of Mercedes Benz of Rocklin, located at 4747 Granite Drive, Rocklin, California 95677. In follow-up to your telephone conversation with my paralegal, Lynn Sleeper, we are submitting this letter to request a one-year time extension for the Design Review approvals for the digital freeway sign, Mercedes Benz of Rocklin Site, more fully described below.

Project: Digital Freeway Sign – Mercedes Benz of Rocklin Site (DR-2008-07A)

Applicant/Owner: Grinzewitsch California Real Properties / Mercedes Benz of Rocklin

Location: 4747 Granite Drive, Rocklin, CA 95677 (APN 045-102-028-000)

Project Approvals: Design Review Approval, City Council Resolution No. 2012-37, adopted February 28, 2012 (DR-2008-07A)

Related Projects/Approvals:

Mitigated Negative Declaration of Environmental Impacts (Digital Freeway Sign Program/ZOA-2008-01, DR-2008-07A (Mercedes Benz of Rocklin Site), DR-2008-07B (State Route 65 Sites), GPA-2011-01, and Z-2011-01); City Council Resolution No. 2012-35, adopted February 28, 2012.

Digital Freeway Sign Program GPA-2011-01; City Council Resolution No. 2012-36, adopted February 28, 2012.

Digital Freeway Sign Program / Design Review (State Route 65 Sites) DR-2008-07B; City Council Resolution No. 2012-38, adopted February 28, 2012.



BEST BEST & KRIEGER
ATTORNEYS AT LAW

February 16, 2016
Page 2

Digital Freeway Sign Program / Zoning Ordinance Amendment ZOA-2008-01;
Ordinance No. 979; Adopted March 13, 2012, effective April 12, 2012.

Operating Agreement for Digital Freeway Sign, between City of Rocklin and Mercedes
Benz of Rocklin, dated August 25, 2015; City Council Resolution No. 2015-231, adopted
August 25, 2015.

Reason for Request for Time Extension: Existing Design Review approval expires February 28,
2016 (two-year time limit under Resolution No. 2012-37, adopted February 28, 2012, plus two-
year automatic extension under Ordinance No. 981 (effective April 13, 2012)). Applicant/Owner
requires additional time to work with the City, Caltrans and other interested persons to reach
agreements to satisfy the needs of all parties affected by the Mercedes Benz of Rocklin digital
freeway sign, and the City's digital freeway sign program.

Enclosed is a check in the amount of \$4,587, to cover the application fee for the
requested time extension, together with a radius map and mailing labels for all properties within
300 feet of the Project site. Also enclosed is a copy of the resolutions and ordinances for the
Project Design Review approvals, and other related approvals as noted above.

Please do not hesitate to contact either me [direct line: (916) 551-2091; or email:
edward.quinn@bbklaw.com] or my paralegal Lynn Sleeper [direct line: (916) 551-2820; or
email: lynn.sleeper@bbklaw.com] with any questions, or if there is any further information or
documentation you need to process this requested time extension for Design Review for the
Digital Freeway Sign - Mercedes Benz of Rocklin Site (DR-2008-07A).

Sincerely,

Edward J. Quinn Jr.
of BEST BEST & KRIEGER LLP

Enclosures



Rocklin Cash Register Receipt

City of Rocklin, Rocklin, CA

Receipt Number
R11773

DESCRIPTIONS	ACCOUNT	QUANTITY	PAID
ProjectTRAK			\$4,587.00
DR2016-0002 Address: Apn:			\$4,587.00
DESIGN REVIEW - SIGNS PC REV			\$4,587.00
DESIGN REVIEW - SIGNS PC REV	1006014 4152		\$4,587.00
TOTAL FEES PAID BY RECEIPT: R11773			\$4,587.00



Date Paid: Tuesday, February 23, 2016

Paid By: MERCEDES BENZ OF ROCKLIN

Cashier: ASTO

Pay Method: CHECK 45001

RESOLUTION NO. 2012-37

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A DESIGN REVIEW
(Digital Freeway Sign Program / Design Review - Mercedes Benz of Rocklin Site)
(DR-2008-07A)

The City Council of the City of Rocklin does resolve as follows:

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

A. Approval of Design Review (DR-2008-07A) is required to authorize the construction of a 48 foot tall digital freeway sign on the property at the existing Mercedes Benz of Rocklin site - 4747 Granite Drive (APN 045-102-028).

B. A Mitigated Negative Declaration of environmental impacts was prepared for this project and has been approved via City Council Resolution No. 2012-35.

C. Due to the application of operating provisions contained within the City of Rocklin Digital Freeway Sign Program, the sign will not create any adverse glare or light impacts on adjoining properties.

D. The dimensions, placement, and design of the sign are compatible with the existing building and structures, surrounding development and the environment.

E. The design of the structure is consistent with the goals, policies, and land use designations in the General Plan and will comply with all the standards, regulations, and restrictions outlined in Zoning Ordinance Amendment (ZOA-2008-01)/Digital Freeway Sign Program, being processed concurrently.

Section 2. The Design Review (DR-2008-07A) for a 48 foot tall digital freeway sign at the Mercedes Benz of Rocklin site 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 condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit.

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. Concurrent Approvals

Approval of this Design Review (DR-2008-07A) is contingent upon City Council approval of the Zoning Ordinance Amendment (ZOA-2008-01) being processed concurrently and an operating agreement between the applicant and City as required by the Digital Freeway Sign Program.

2. Sign Design and Operation

- a. The sign shall conform to the provisions of the City of Rocklin Digital Freeway Sign Program and the sign design, materials and location as shown on Exhibit A. (PLANNING)
- b. The sign shall meet the structural design requirements of the California Building Code and the electrical design and installation requirements of the California Electric Code. Plans for the structural design shall be prepared by a California Licensed Engineer or Architect and the electrical design by a qualified licensed professional. (BUILDING)
- c. Installation and operation of the sign shall conform to all applicable state and federal regulations including the Outdoor Advertising Act. (BUILDING, PLANNING)
- d. The operation of the digital signs shall comply with the following at all times:

- 1) No special visual effects that include moving or flashing lights shall accompany the transition between two successive messages, and no special visual effects shall accompany any message display;
- 2) Both screens shall be coordinated such that image changes occur simultaneously and not in an alternating fashion, or the image on the top screen may remain static while the primary screen changes, but in no case shall changes to the screens be alternating in such a way as to create a flashing or blinking effect.
- 3) The operator shall report to the City of Rocklin its intention of installing, implementing or using any technology that would allow interaction with drivers, vehicles or any device located in vehicles, including, but not limited to a radio frequency identification device, geographic positions system, or other device, a minimum of 30 days in advance of such operation, and shall not proceed with such operation until approved by the City of Rocklin.

(PLANNING, CITY ATTORNEY)

3. Utilities

All utilities shall be provided to the project in compliance with all standards and requirements of the applicable provider. (UTILITY PROVIDERS)

4. Geotechnical Information

Application for a building permit shall be accompanied by all necessary geotechnical and site boring information. (BUILDING)

5. Cultural Resources

The following information shall be included as a note on the Building Plans:

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 and the United Auburn Indian Community (UAIC) 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 Community Development Director 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). (PLANNING)

6. De-watering if Groundwater Encountered

The following information shall be included as a note on the Building Plans:

If ground water is detected and de-watering is determined to be necessary, arrangements shall immediately be implemented to ensure that such water is collected within an appropriate pump truck or other acceptable collection method and transported for proper disposal at an

approved location to the satisfaction of the Building Official. (BUILDING, CDD DIRECTOR)

7. Soil Removal and Disposal

The following information shall be included as a note on the Building Plans:

All dirt/soil extracted as part of the sign installation shall be collected, covered and transported from the site for disposal at an approved landfill or other location deemed acceptable to the satisfaction of the Building Official. (BUILDING, CDD DIRECTOR)

8. Removal of Existing Monument Signage Along Interstate 80 and Restoration of Site Features

The existing Mercedes Benz monument sign located along I-80 shall be completely removed and impacts to landscaping, irrigation or the existing water feature created by monument sign removal or installation of the Digital Freeway Sign shall be repaired to the satisfaction of the Community Development Director prior to final inspection or operation of the Digital Freeway Sign. (PLANNING)

9. Removal of Existing Static Billboard(s) on Within the Interstate 80 Corridor

At least one of the existing static billboards on I-80 shall be removed prior to the Digital Freeway Sign becoming operational.

10. Ongoing Tree Maintenance

- a. Prior to building permit issuance and the onset of any tree maintenance activities, the height and general condition of all trees to be maintained in the vicinity of the digital freeway sign shall be documented by the applicant. This documentation (photographic and other) shall be submitted to the Community Development Director for review and acceptance.

Existing native and/or ornamental trees located in the vicinity of the digital sign may be maintained such that the height of the trees does not exceed existing levels. However, maintenance practices shall not be permitted which significantly alter the natural shape, form or viability of the trees. Ongoing

maintenance shall be to the satisfaction of the Community Development Director.
(PLANNING)

- b. In the event that the existing native and/or ornamental trees in the vicinity of the digital sign are significantly damaged through ongoing maintenance (e.g. pruning), those over-pruned trees may be required to be replaced. Species and size of all replacement trees shall be to the satisfaction of the Community Development Director. (PLANNING)

11. Validity

This approval shall expire in 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 at a regular meeting of the City Council of the City of Rocklin held on February 28, 2012, by the following vote:

AYES:	Councilmembers:	Hill, Yuill, Ruslin, Storey
NOES:	Councilmembers:	Magnuson
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Brett Storey, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

T:\clerk\reso\Digital Freeway Sign\RESO Design Review Mercedes Benz.doc

EXHIBIT A

(Digital Freeway Sign Program / Design Review - Mercedes Benz of Rocklin Site)
(DR-2008-07A)

Design Review Documents are available at the Community Development Department

December 6, 2011 LW

MERCEDES-BENZ OF ROCKLIN

4747 GRANITE DRIVE, ROCKLIN, CA

LED PYLON SIGNAGE

EXHIBIT A

FILE NO. DL-2008-07A



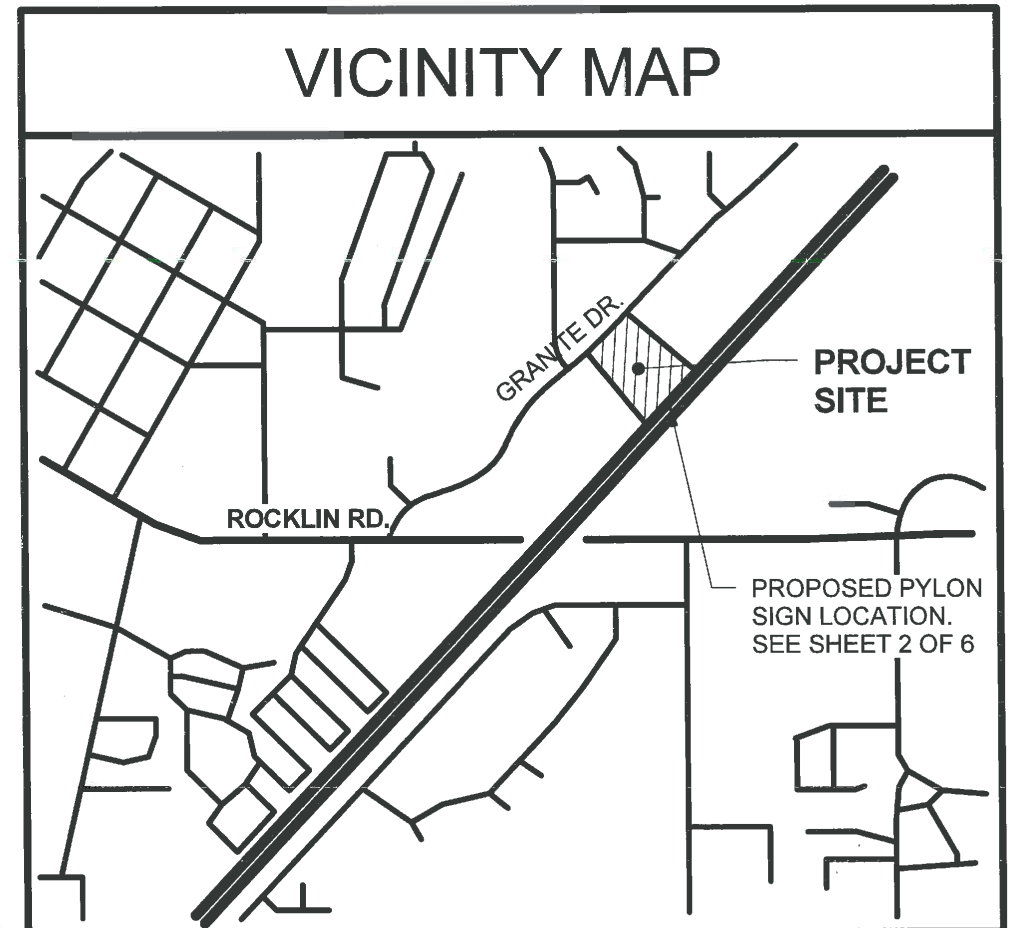
APPROVED BY COUNCIL ON _____

*February 28, 2012
LW*

DRAWING INDEX

- 1 OF 4 - COVER SHEET AND VICINITY MAP
- 2 OF 4 - SITE PLAN - LED PYLON SIGN
- 3 OF 4 - PLAN VIEW - LED PYLON SIGN
- 4 OF 4 - SITE SECTION AT HWY. I-80
- 1 OF 1 - LED PYLON SIGN ELEVATIONS AND RENDERING
- 1 OF 1 - LED PYLON SIGN SHOP DRAWINGS

VICINITY MAP

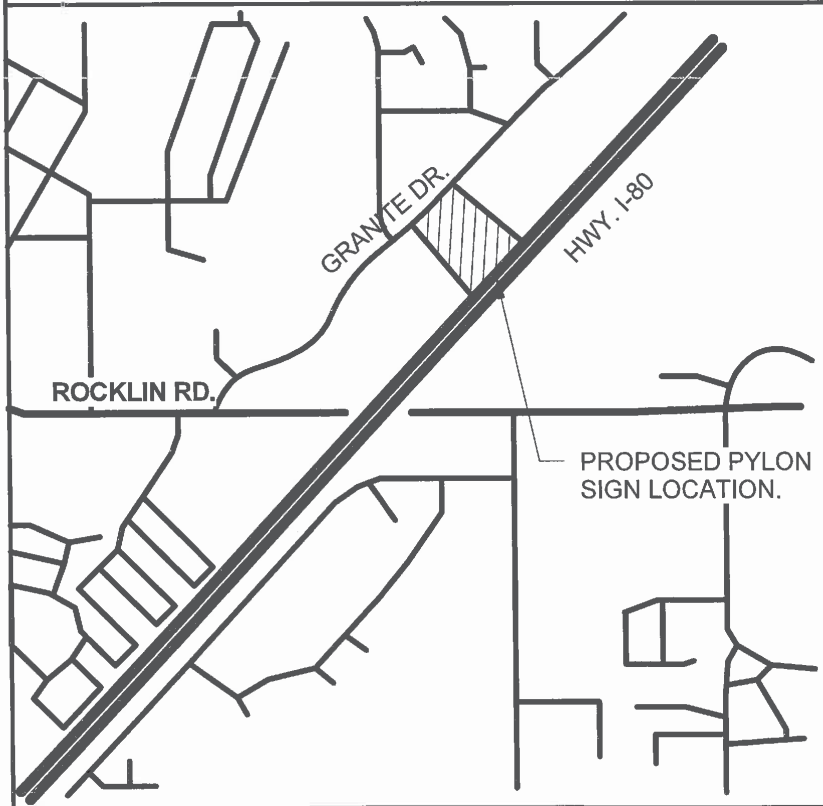


MARCA • TECTS

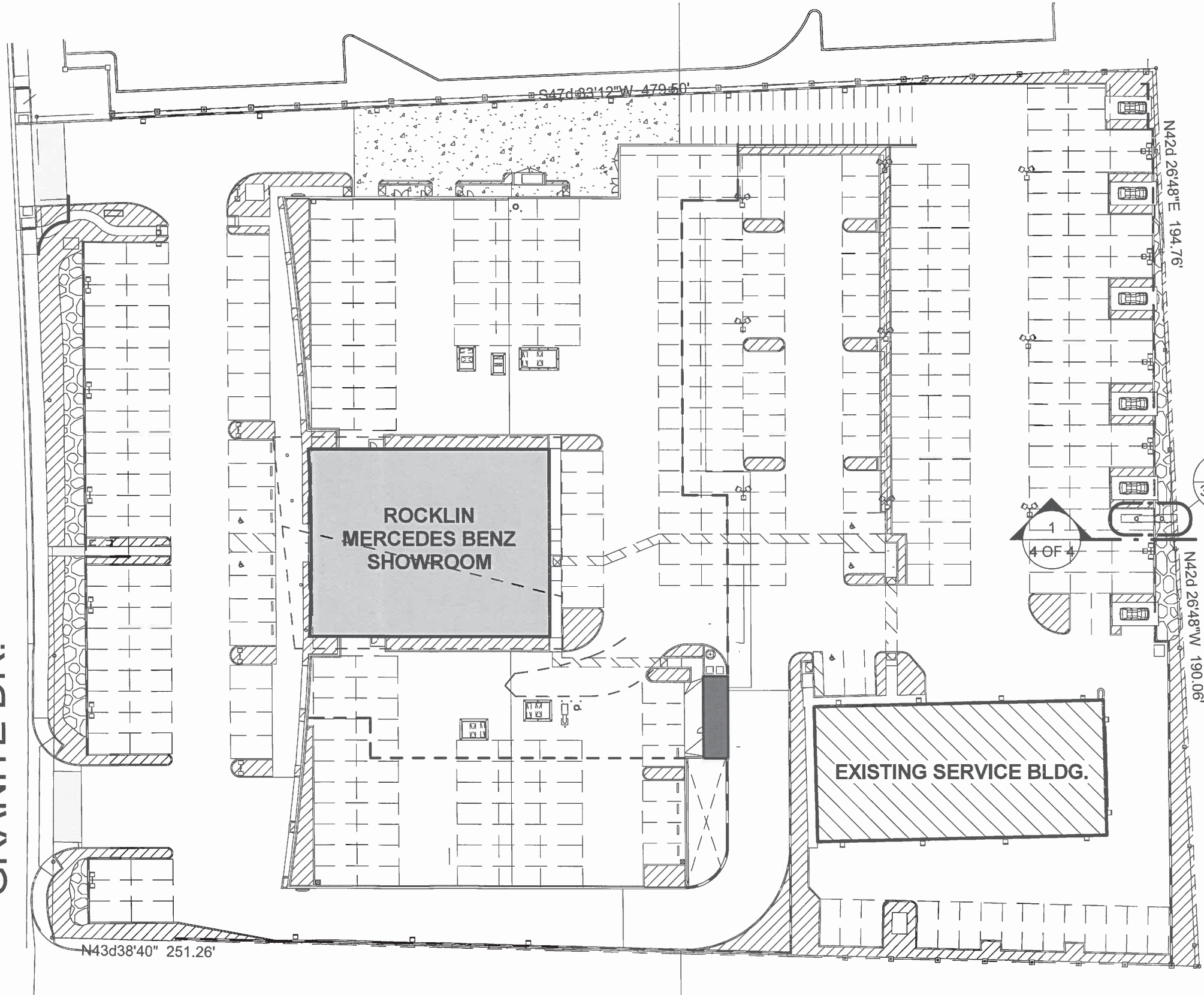
240 Market Pl.
Escondido, CA 92029
Phone: (760) 743 4109
Fax: (760) 743 4106
Website: marcatect.biz
E-mail: marca@marcatect.biz

MERCEDES BENZ OF ROCKLIN
4747 GRANITE DR.
ROCKLIN, CA
1 OF 4
COVER SHEET AND VICINITY MAP

VICINITY MAP



GRANITE DR.



08-1 Y.M.H

1
3 OF 4

1
4 OF 4

MARCA • TECTS

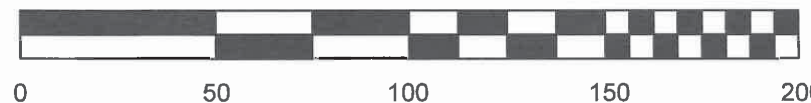
240 Market Pl.
Escondido, CA 92029
Phone: (760) 743 4109
Fax: (760) 743 4106
Website: marcatect.biz
E-mail: marca@marcatect.biz

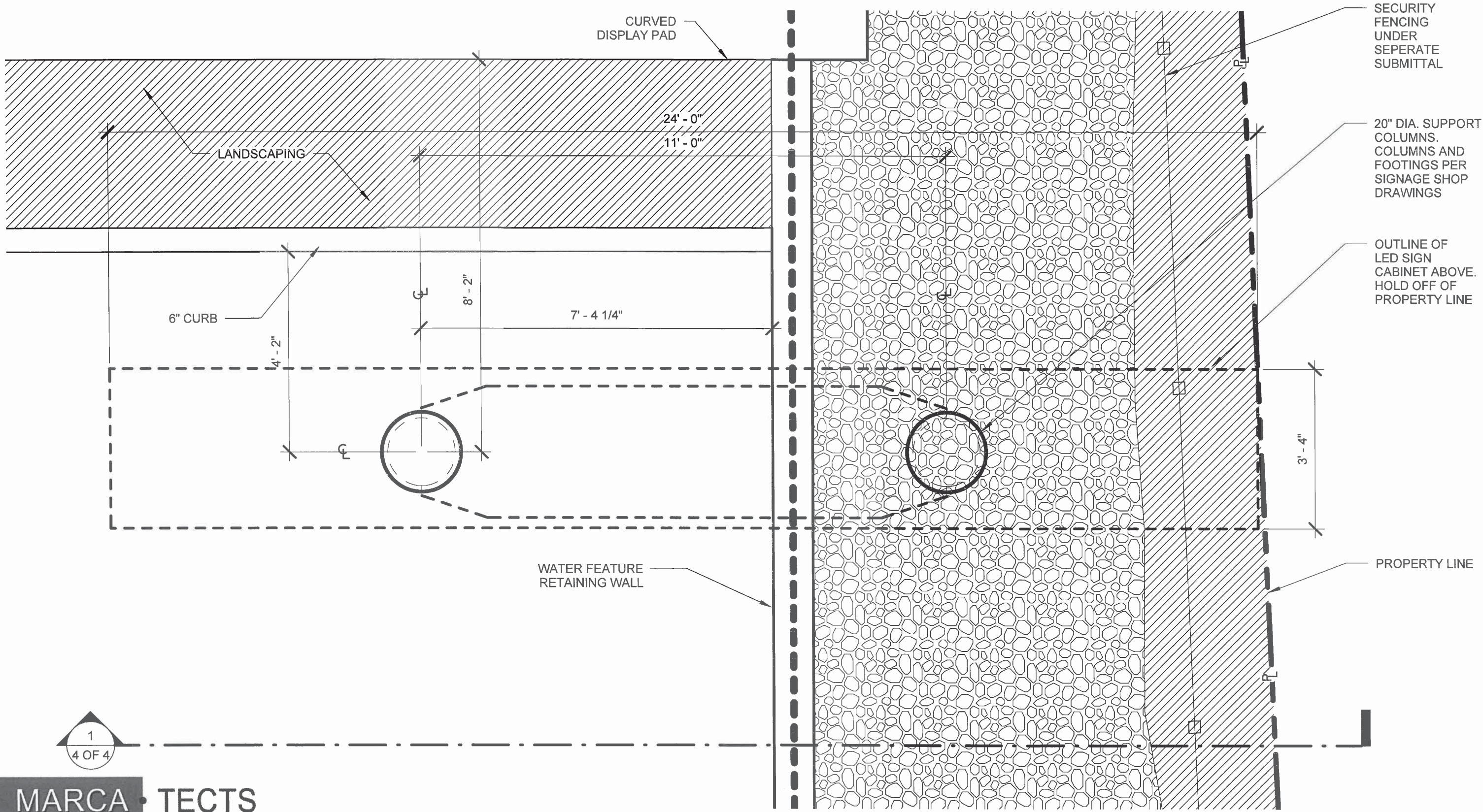
MERCEDES BENZ OF ROCKLIN
4747 GRANITE DR.
ROCKLIN, CA
2 OF 4
SITE PLAN - LED PYLON SIGN

1 SITE PLAN - LED PYLON SIGN

1" = 50'-0"

GRAPHIC SCALE



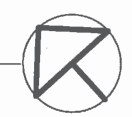
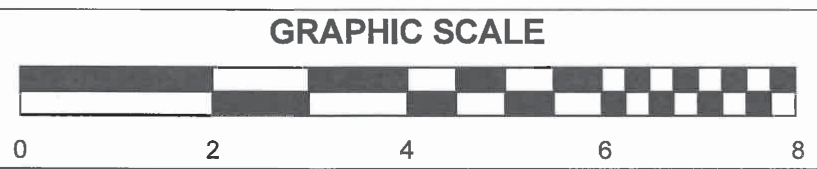


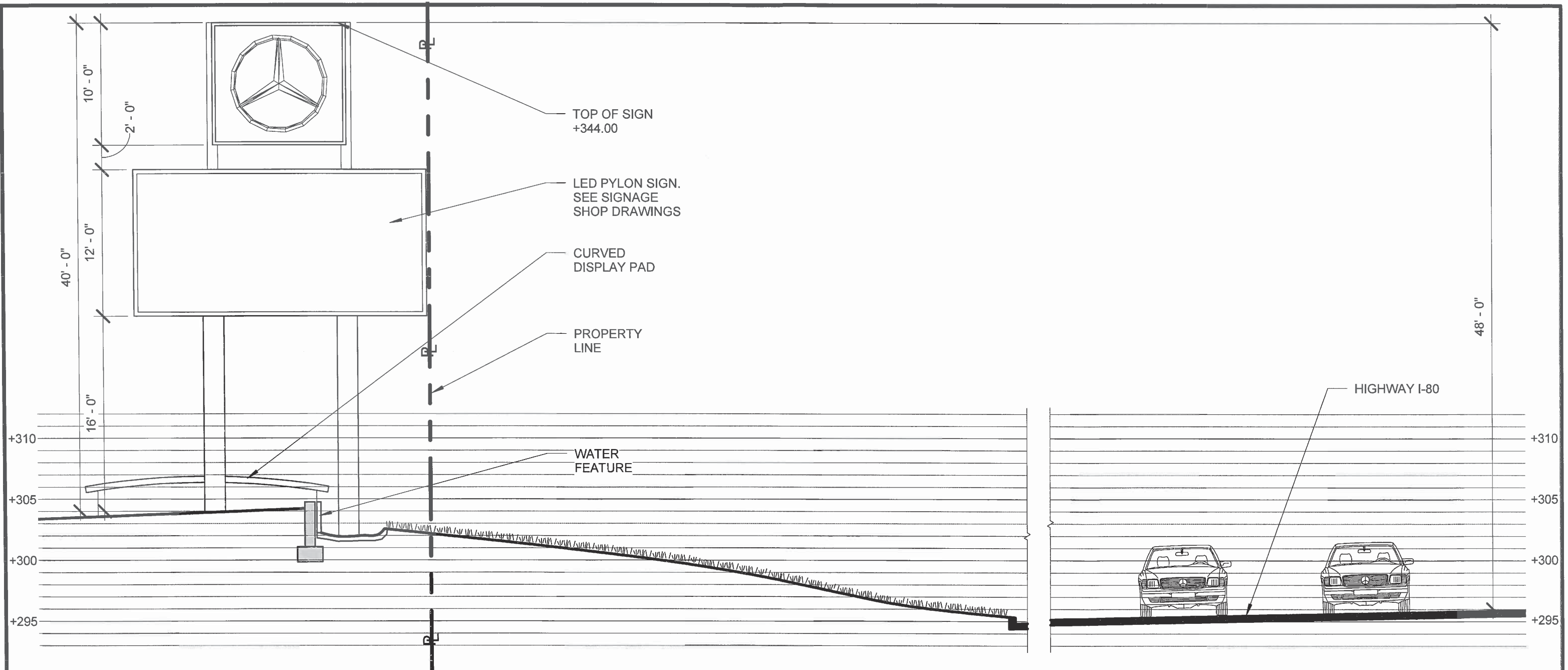
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4 OF 4

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 240 Market Pl.
 Escondido, CA 92029
 Phone: (760) 743 4109
 Fax: (760) 743 4106
 Website: marcatect.biz
 E-mail: marca@marcatect.biz

MERCEDES BENZ OF ROCKLIN
 4747 GRANITE DR.
 ROCKLIN, CA
 3 OF 4
 PLAN VIEW PYLON SIGN

① **PYLON SIGN - PLAN VIEW**
 1/2" = 1'-0"

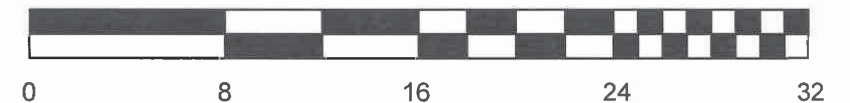




SIGNAGE CROSS SECTION

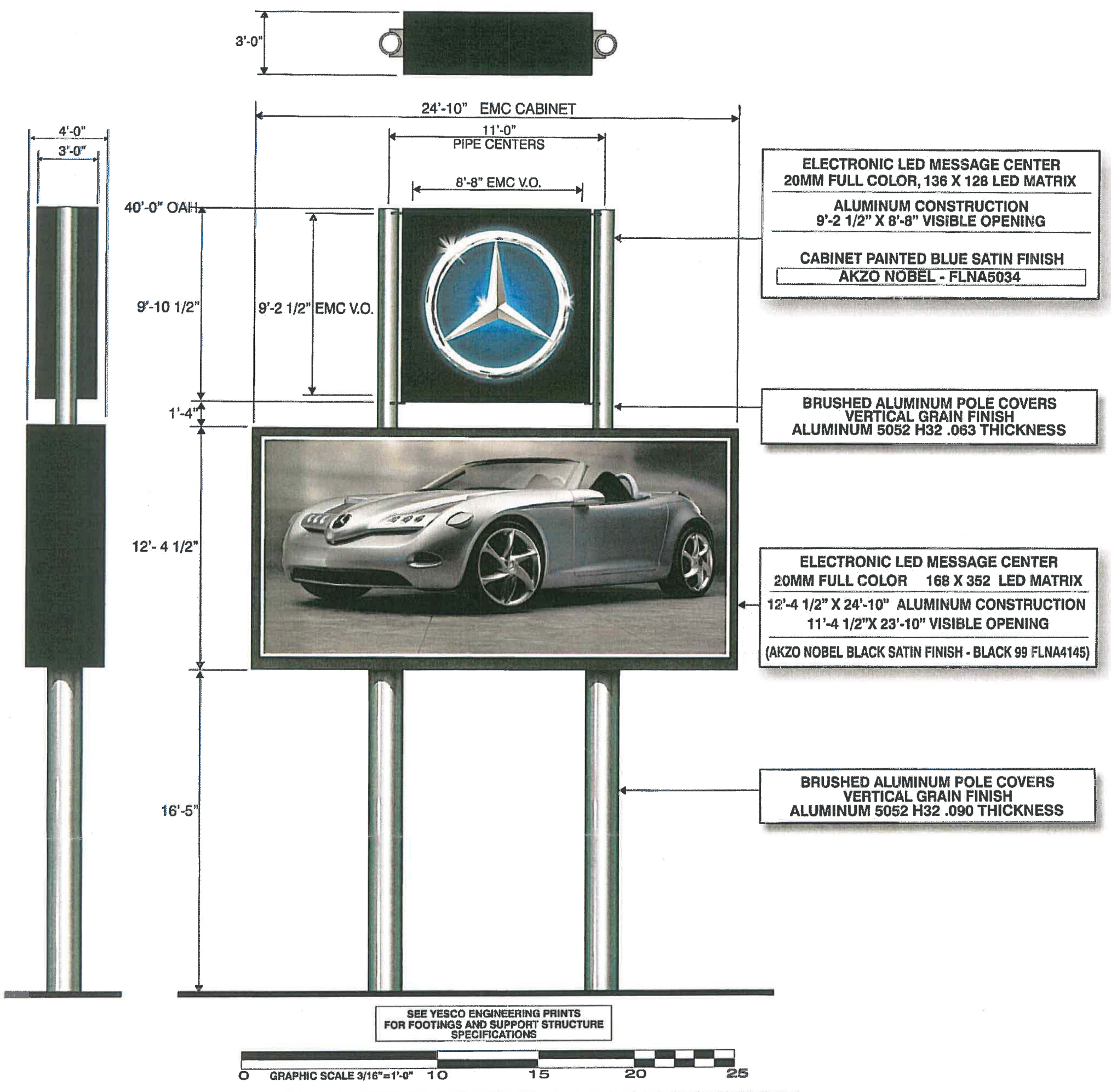
① 1/8" = 1'-0"

GRAPHIC SCALE



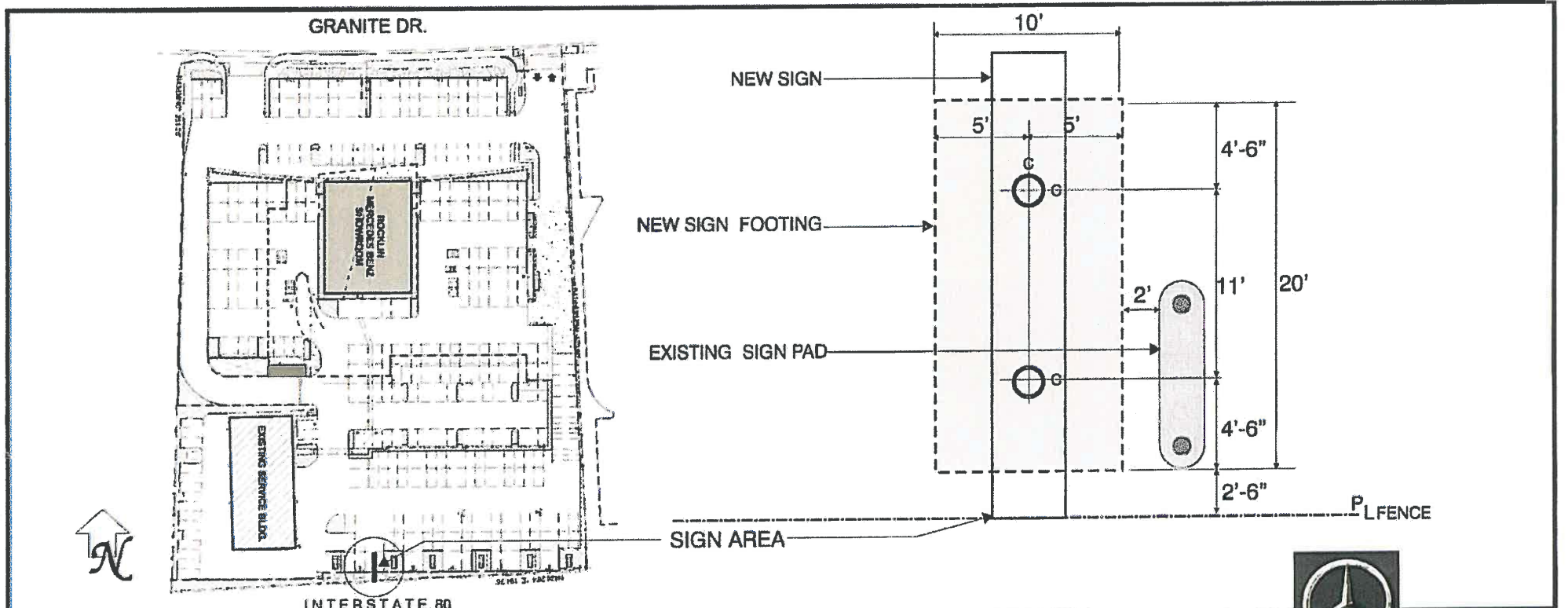
MARCA • TECTS
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 Website: marcatect.biz
 E-mail: marca@marcatect.biz

MERCEDES BENZ OF ROCKLIN
 4747 GRANITE DR.
 ROCKLIN, CA
 4 OF 4
 SITE SECTION AT I-80 HWY.



MANUFACTURE AND INSTALL 1 DOUBLE FACED ILLUMINATED SIGN

YESCO TO REMOVE EXISTING DOUBLE FACED SIGN AND DISPOSE



Sacramento Branch
RENO DIVISION
 1015 North Market Blvd. Suite B
 Sacramento, Ca. 95834
 Tele. 916-419-6101

Notice to the Customer
 The colors depicted on the rendering may not match actual colors used on the finished display. Please refer to the color specifications or email. The preparation of signs shown on building photos are approximate representations. Cost of providing electrical wiring to sign locations are not included in sign proposal.

APPROVALS							
DATE	CUSTOMER	LANDLORD	SALES	DESIGN	ENGINEERING	PRODUCTION	SURVEY

CALIFORNIA CONTRACTOR LICENSE NO C-45250000739
 ALL REQUIRED PERMITS AND SPECIAL INSPECTIONS ARE NOT INCLUDED IN SIGN PROPOSAL

DESIGNER	DATE	REVISION



07-5596,R-4
 THE DESIGN NUMBER
 sheet 1 of 1
 SCALE 3/16"=1'-0"

SPECIFICATIONS:

WIND LOAD:

2007 CBC, 85mph, Exposure C

STRUCTURAL STEEL:

Design and fabrication according to AISC-ASD, 9th edition.

Plate, angle, channel, tee and wide flange: ASTM A36, Fy = 36ksi.

Round pipe: ASTM A53 Grade B or equivalent, Fy = 35ksi.

Square and rectangular tube: ASTM A500 Grade B, Fy = 46ksi.

Steel for reinforced concrete: ASTM A615, Grade 60.

WELDING:

Design and fabrication according to AWS D1.1, current edition.

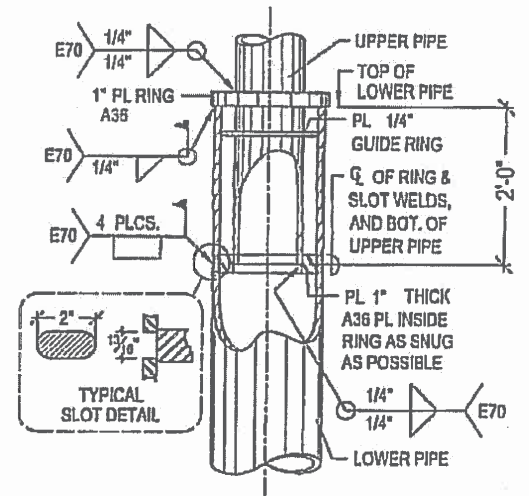
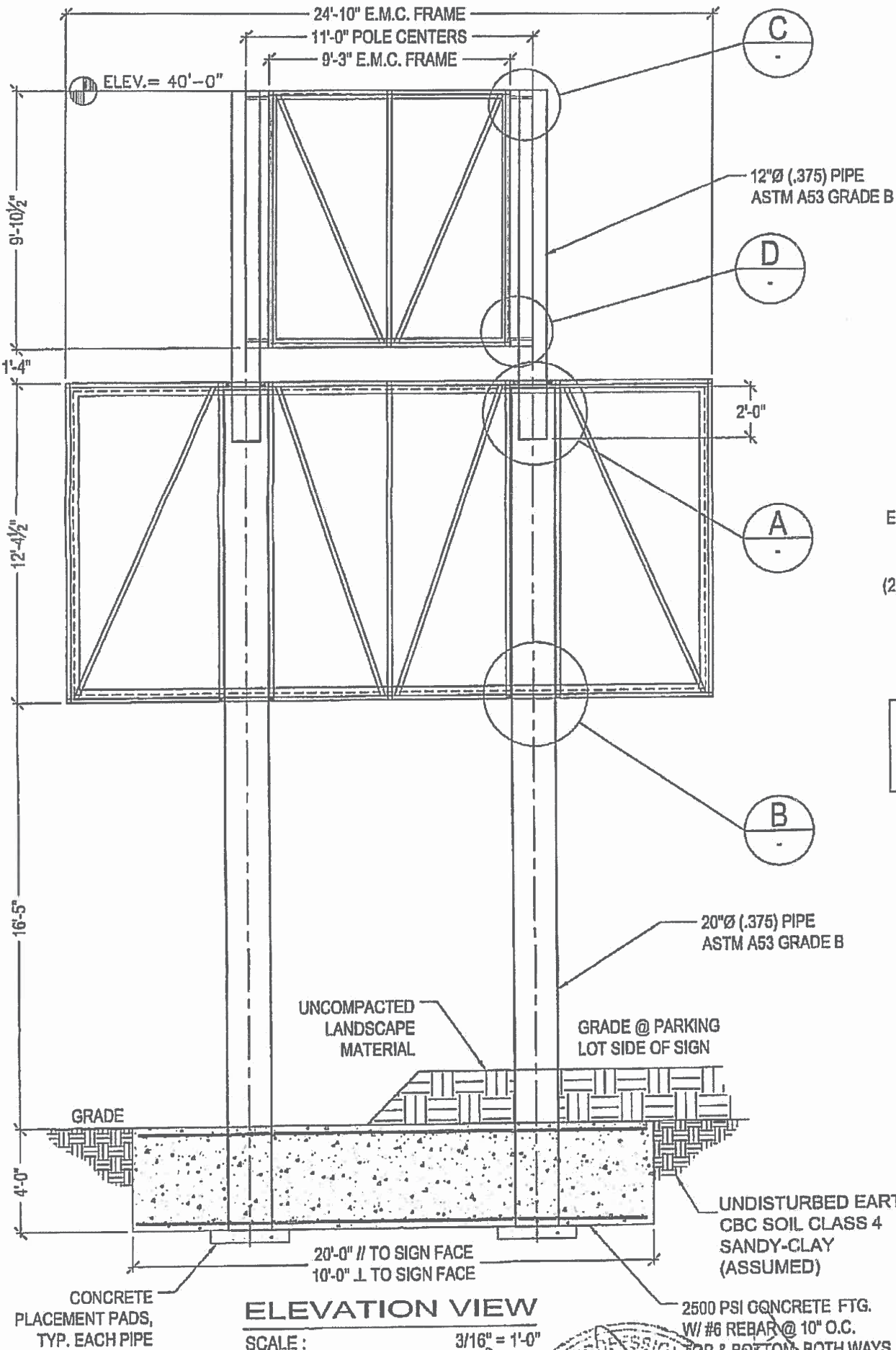
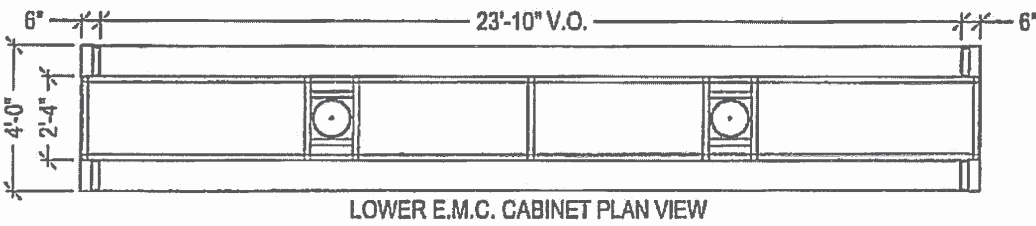
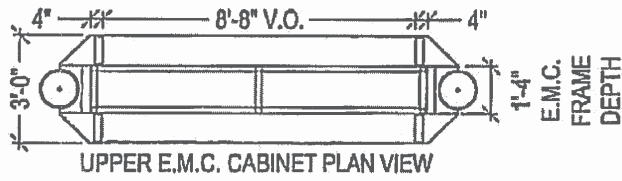
AWS certification required of all structural welders.

E70XX electrodes for SMAW processes.

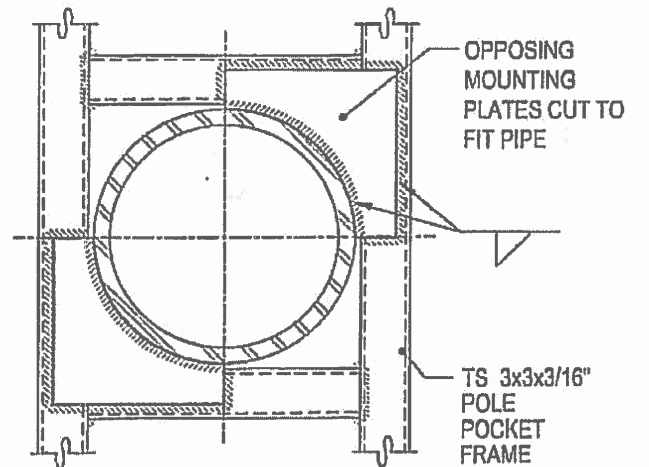
CONCRETE:

Design and construction according to ACI 318-95.

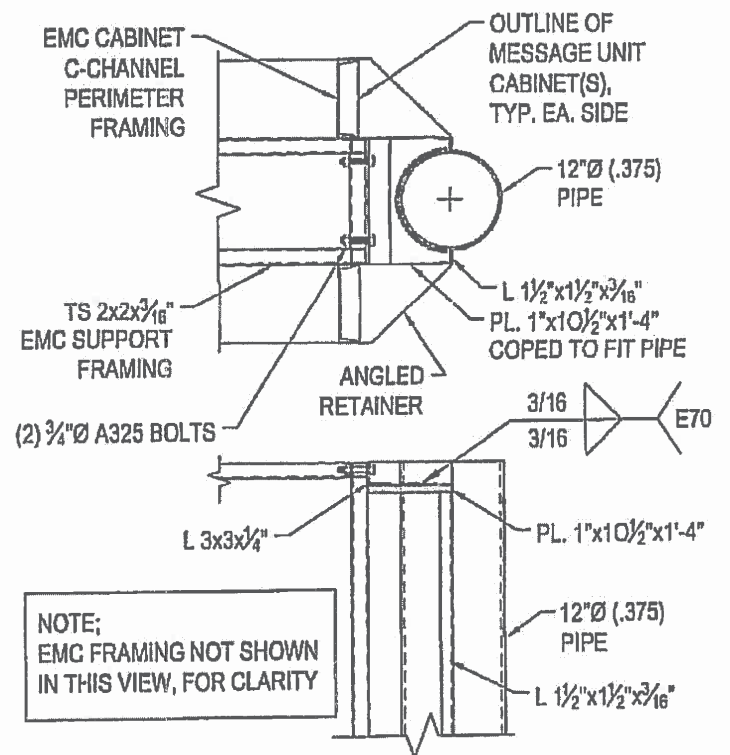
Compressive strength at 28 days, fc = 2,500 psi minimum.



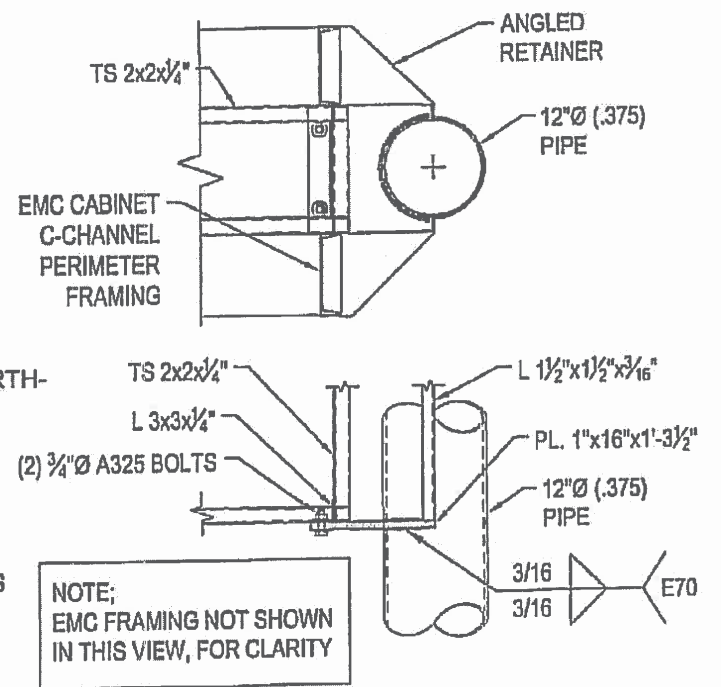
A SLEEVE DETAIL
SCALE: N.T.S.



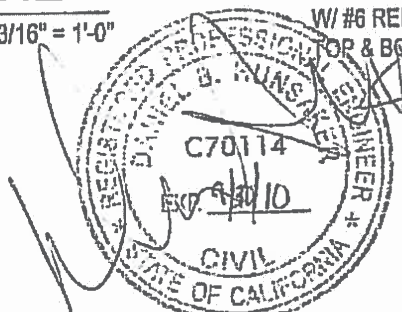
B TYPICAL POLE POCKET DETAIL
SCALE: N.T.S.



C CABINET TO PIPE CONNECTION
SCALE: 1/2\"/>



D CABINET TO PIPE CONNECTION
SCALE: 1/2\"/>



engineering

JOB NAME **VON HOUSEN MOTORS**

DESCRIPTION **40' OAH PYLON SIGN**

LOCATION **ROCKLIN, CA**

DATE **9-19-08**

BY **BARNEY W.**

JOB NO. _____

SHT **1** OF **1**