



New Project Information

The City of Rocklin has begun processing the below referenced application 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: November 20, 2018

Project Name and Requested Approvals:

ROCKLIN WEST PAD I (BLUE OAKS MARKETPLACE)
DESIGN REVIEW, DR2018-0012

Staff Description of Project:

This application is a request for approval of a Design Review to allow the construction of a new retail/restaurant pad with drive-through lane, trash enclosure, modifications to the existing parking and drive aisles, and landscaping.

Location:

The subject site is located on the southwest corner of Blue Oaks Boulevard and Lonetree Boulevard in the existing Rocklin West shopping center (Blue Oaks Marketplace/Sunset West Lot 19 Shopping Center). APN 365-020-048.

Existing Land Use Designations:

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

This project **does /** XX **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 Planning Commission through Resolution No. PC-2002-53. The requested design review entitlement does not result in any environmental impacts beyond those that were previously identified and therefore, the design review can rely on the approved Mitigated Negative Declaration, pursuant to Section 15162 of the CEQA Guidelines.

Applicant & Property Owner:

The applicant is Rocelyn Bajao with Borges Architectural Group. The property owner is Soma Capital Partners.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\Request for Comment\2018\Rocklin West Pad I (Blue Oaks Marketplace)\2-Project Information.docx



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: ROCKLIN WEST - PAD 'I'

LOCATION: NORTHEAST CORNER OF LONETREE BLVD & BLUE OAKS BLVD., ROCKLIN CA 95765

ASSESSOR'S PARCEL NUMBERS: 365-020-048

DATE OF APPLICATION (STAFF): 11/20/18 **RECEIVED BY (STAFF INITIALS):** ym

FILE NUMBERS (STAFF): DR 2018-0012 **FEES:** \$9888.00

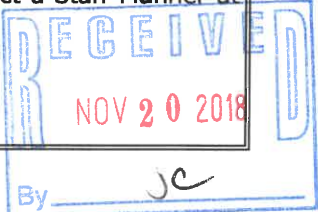
RECEIPT NO.: R29266

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 06/28-2018 DD



THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input checked="" type="checkbox"/> Design Review (DR)
→ Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number _____

- Environmental Requirements (STAFF)**
- | | |
|--|--|
| <input type="checkbox"/> Exempt - \$1,277.00 | <input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule |

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>BLUE OAKS MARKET PLACE</u> Proposed: <u>ROCKLIN WEST - PAD 'I'</u> Zoning: Existing: <u>PD-COMM</u> Proposed: <u>PD-COMM</u>	Acres: <u>+/- 0.895</u> Square Feet: <u>38,986.86</u> Dimensions: _____ No. of Units: <u>1</u> Building Size: <u>55'-0" x 110'-0"</u> Proposed Parking: <u>518</u> Required Parking: <u>503</u> Access: _____	<input checked="" type="checkbox"/> Pub. Sewer <input checked="" type="checkbox"/> Septic Sewer <input checked="" type="checkbox"/> Pub. Water <input type="checkbox"/> Well Water <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Cable	<input type="checkbox"/> Pub. Sewer <input type="checkbox"/> Septic Sewer <input type="checkbox"/> Pub. Water <input type="checkbox"/> Well Water <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Cable

PROJECT REQUEST: _____

REQUEST FOR APPROVAL OF DESIGN REVIEW TO DEVELOP AN EMPTY
PARCEL AND CONSTRUCT (1) NEW BUILDING ON +/- 0.895 ACRES.
BUILDING 'I' WILL BE A 6,114 SQUARE FOOT RETAIL BUILDING WITH 1235
SQUARE FEET PATIO AND A DRIVE-THRU.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: SOMA CAPITAL PARTNERS (JORDAN CASPARI)

ADDRESS: 55 NEW MONTGOMERY STREET, SUITE 615

CITY: SAN FRANCISCO STATE: CA ZIP: 94705


PHONE NUMBER: (415) 233-9975

EMAIL ADDRESS: jcaspari@soma-capital.com

FAX NUMBER: _____

SIGNATURE OF OWNER

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)



NAME OF APPLICANT
(If different than owner): BORGES ARCHITECTURAL GROUP

CONTACT: ROCELYN BAJAO

ADDRESS 1478 STONE POINT DRIVE, SUITE 350

CITY: ROSEVILLE STATE: CA ZIP: 95661

PHONE NUMBER: (916) 782-7200

EMAIL ADDRESS: rocelyn@borgesarch.com

FAX NUMBER: (916) 773-3037

SIGNATURE OF APPLICANT



AGENT AUTHORIZATION FORM

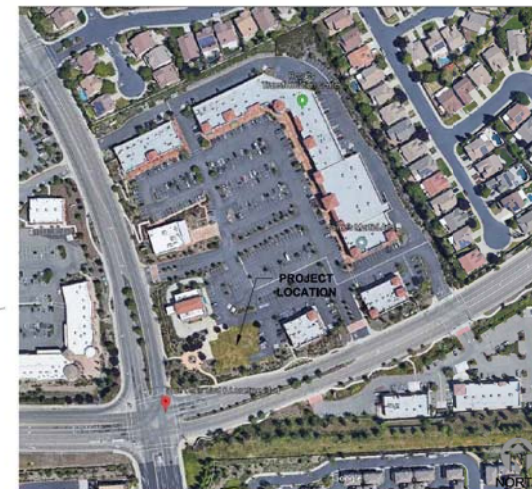
Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: ROCKLIN WEST	
Location: NORTHEAST CORNER OF LONETREE BLVD. & BLUE OAK BLVD., ROCKLIN CA 95765	
Assessors Parcel Number(s): 365-020-048	
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): DESIGN REVIEW (DR)	
Name of person and / or firm authorized to represent property owner (Please print): ROCELYN BAJAO - BORGES ARCHITECTURAL GROUP	
Address (Including City, State, and Zip Code): 1478 STONE POINT DRIVE, SUITE 350. ROSEVILLE CA 95661	
Phone Number: (916) 782-7200	
Fax Number: (916) 773-3037	
Email Address: rocelyn@borgesarch.com	
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)	
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.	
The duration and validity of this authorization shall be: (<input type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:	
Owners Authorization Signature & Date:	7/26/18
Owner's Name (Please Print):	JORDAN CASPARI
Owners Address (Including City, State, and Zip Code): 55 NEW MONTGOMERY STREET, SUITE 615 SAN FRANCISCO, CA 94705	
Phone Number: (415) 233-9975	
Email Address: jcaspari@soma-capital.com	





VICINITY MAP



OWNER / CONSULTANT INDEX

OWNER
SOMA CAPITAL PARTNERS
55 NEW MONTGOMERY STREET,
STE.615
SAN FRANCISCO, CA 94705
JORDAN CASPARI
(415) 233-9975
JCASPARI@SOMA-CAPITAL.COM

ARCHITECT
BORGES ARCHITECTURAL GROUP
1478 STONE POINT DR., STE. 350
ROSEVILLE, CA 95661
ROCELYN BAJAO
(916)782-7200
ROCELYN@BORGESARCH.COM

INDEX DRAWING

- G-001 COVER SHEET & ARCHITECTURAL SITE PLAN
- PRELIMINARY SITE PLAN (CIVIL)
- PRELIMINARY GRADING (CIVIL)
- PRELIMINARY UTILITY PLAN (CIVIL)
- PRELIMINARY LANDSCAPE PLAN L-1
- LC-1 PRELIMINARY LANDSCAPE PLAN L-2 (SECTION-ELEVATION, NOTES & PLANT SCHEDULE)
- LC-2 ARCHITECTURAL BUILDING ELEVATIONS
- A-201 ARCHITECTURAL SITE DETAILS (TRASH ENCLOSURES, BIKE RACK, FENCE & LIGHTINGS)
- G-002 ARCHITECTURAL BUILDING SECTIONS
- A-301 ARCHITECTURAL FLOOR PLAN & ROOF PLAN
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- LC-2

PROJECT DATA

ACCESSOR'S PARCEL NUMBER: 365-020-048-000
ZONING: PD-COMM
GENERAL PLAN: R-C
PARCEL AREA: +/- 12.5 AC
GROSS FLOOR AREA:
(N) BUILDING I: 6,114 SQ.FT.
(N) PATIO: 1,235 SQ.FT.

PARKING CALCULATION

BLDG.	AREA SQ.FT.	RATIO	PARKING REQUIRED
(E)A	10,504	1	200
(E)B	12,670	1	200
(E)C	7,600	1	200
(E)D	11,869	1	200
(E)E	21,139	1	200
(E)F	7,586	1	200
(E)G	6,610	1	200
(E)H	5,415	1	200
I	6,114	1	200
Patio - Pad I	1,235	1	200
(E)J	4,500	1	200
(E)K	5,430	1	200
	100,672		
TOTAL PARKING REQUIRED:			503
TOTAL PARKING PROVIDED:			460
STANDARD STALLS:			460
COMPACT STALLS:			34
ACCESSIBLE STALLS:			19
MOTORCYCLE STALLS:			5
TOTAL STALLS PROVIDED:			518

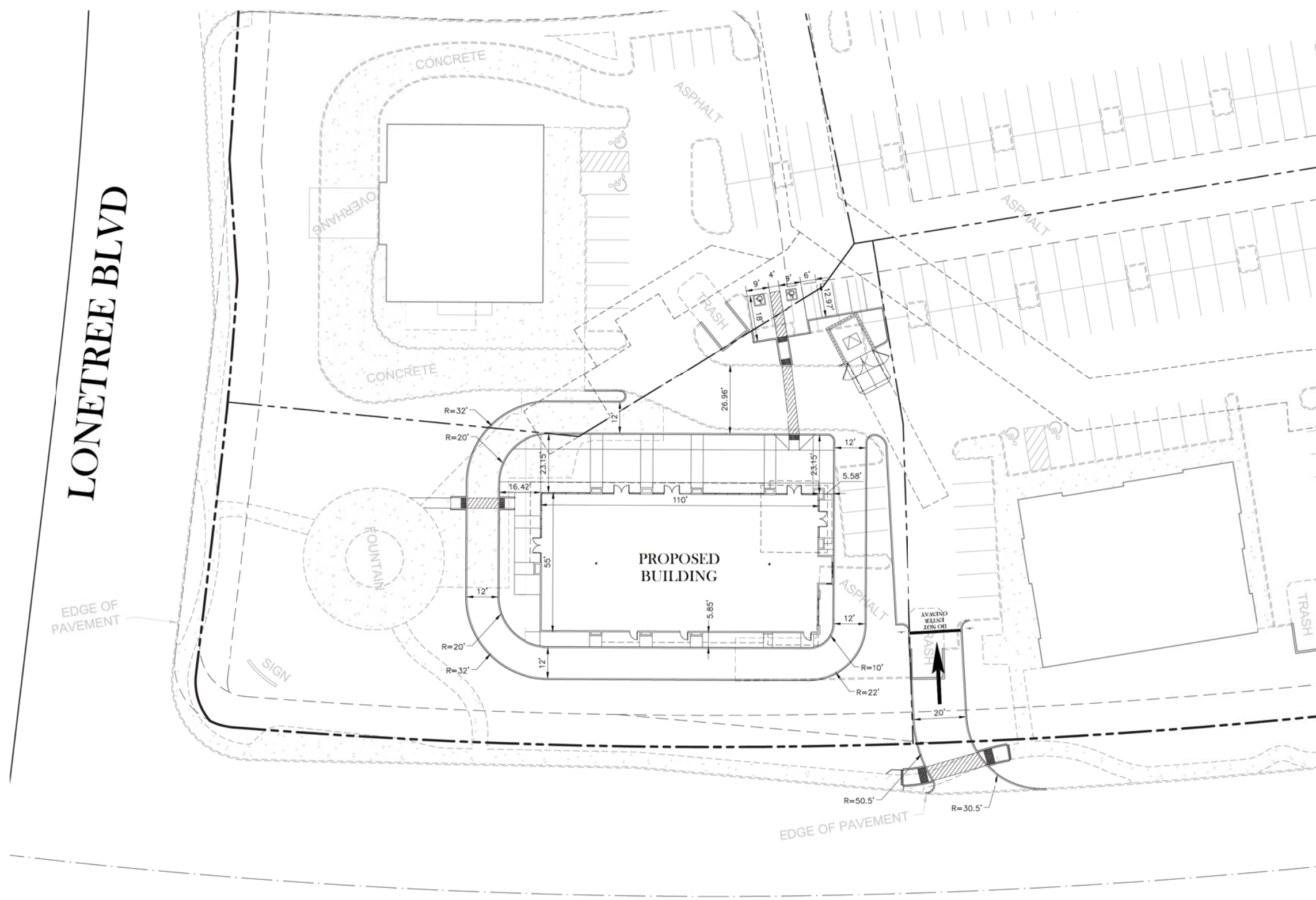
ROCKLIN WEST - PAD 'I' SITE PLAN

ROCKLIN, CALIFORNIA 18003 11/19/2018

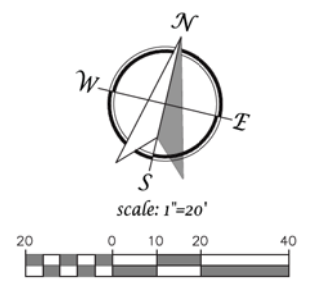
PRELIMINARY SITE PLAN
ROCKLIN WEST
PAD I
 ROCKLIN, CA



LONETREE BLVD



BLUE OAKS BLVD



PRELIMINARY SITE PLAN
 NOVEMBER 16, 2018



TSD ENGINEERING, INC.
 expect more.
 785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

P:\Projects\428-002 DWG\428-002 Preliminary Site Plan.dwg TSD-Austin, 21-32-27, 11-16-18

CONCRETE

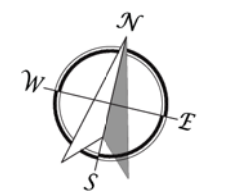
FOUNTAIN

TRASH

PROPOSED BUILDING
FF=±137.2
PAD=±137.1

ASPHALT

DO NOT ENTER ONEWAY



scale: 1"=10'

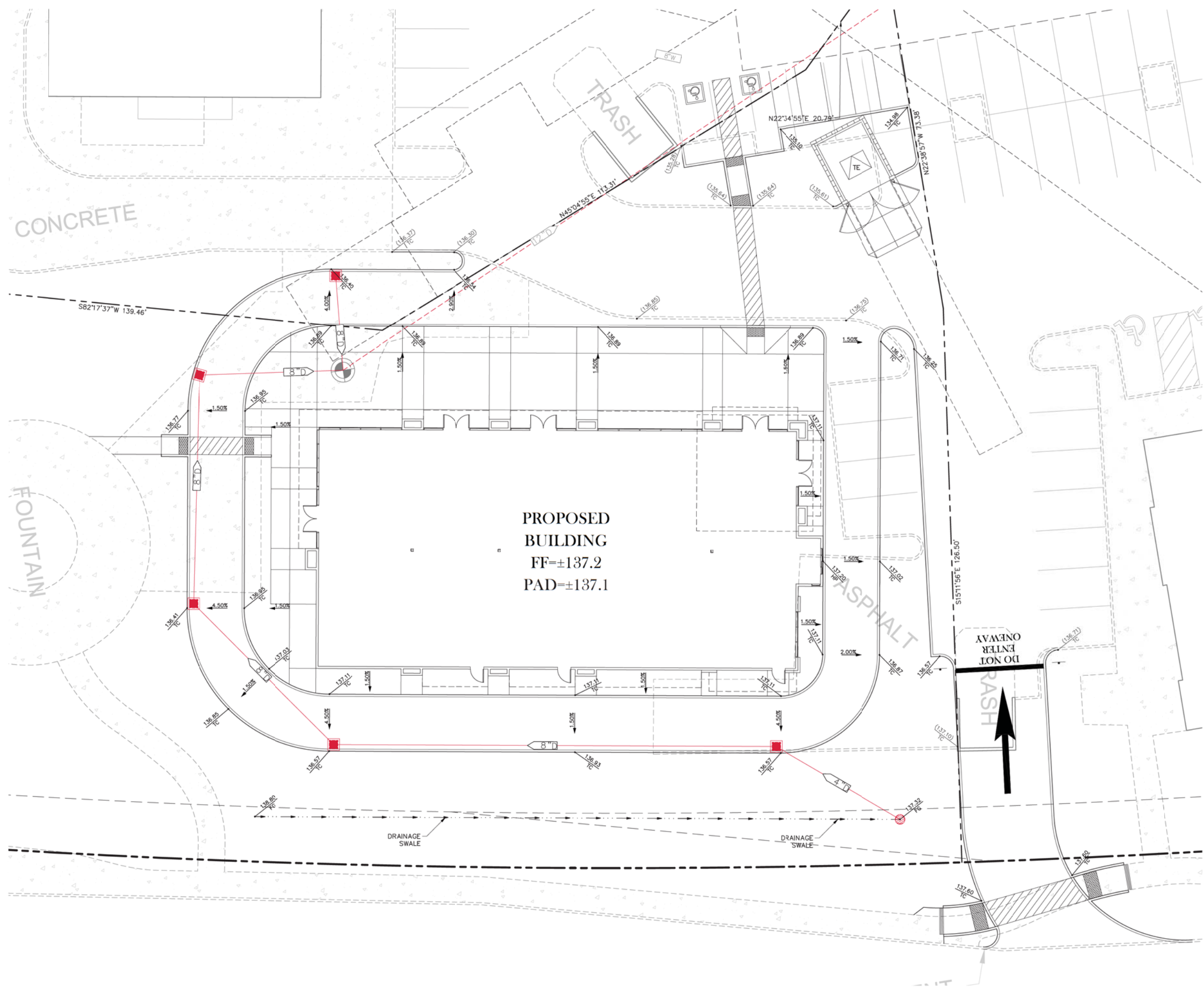


PRELIMINARY GRADING PLAN
NOVEMBER 20, 2018

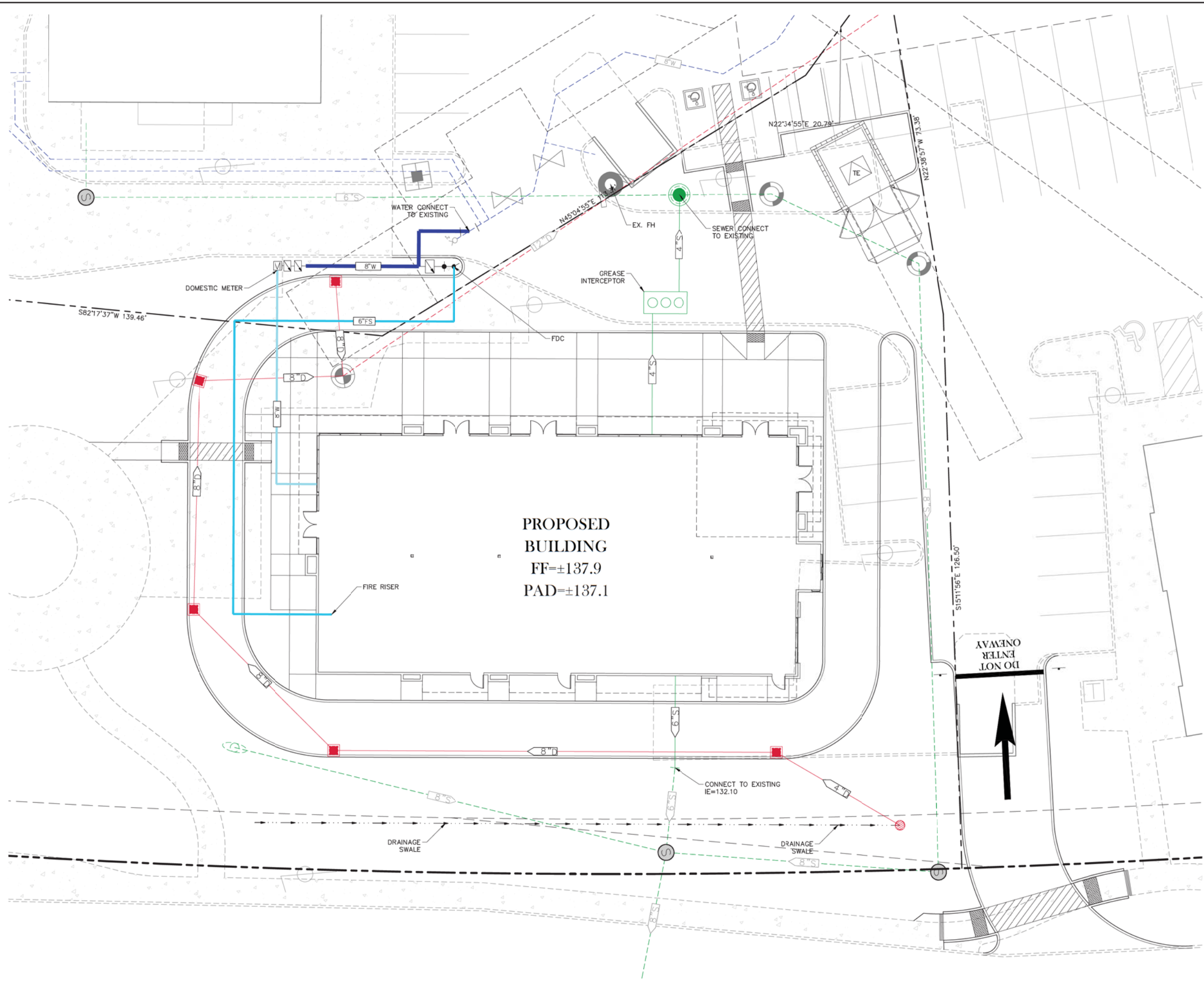


TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

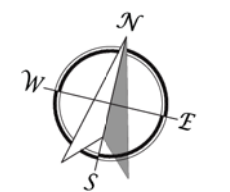


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LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	— 130 —	— 130 —
STORM DRAIN	— 12.0 —	— 12.0 —
MANHOLE	●	●
DROP INLET	■	■
WATER QUALITY DEVICE	⊙	
GRADE BREAK	≡≡≡	
OVERLAND RELEASE	➔	
LANDSCAPE FLOW DIRECTION		~➔
SWALE FLOWLINE	—	—
WATER	— 3" —	— 3" —
FIRE SERVICE	— 4" —	— 4" —
SEWER	— 4" SS —	— 4" SS —
SEWER MANHOLE	●	●
METER & RP	⊙	
FIRE DEPARTMENT CONNECTION	⊕	

PROPOSED BUILDING
FF=±137.9
PAD=±137.1



scale: 1"=10'
0 5 10 20

PRELIMINARY UTILITY PLAN
NOVEMBER 16, 2018



TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

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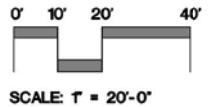
LONETREE BOULEVARD

BLUE OAKS BOULEVARD

(E)
BUILDING J

(N)
BUILDING I

(E) BUILDING H

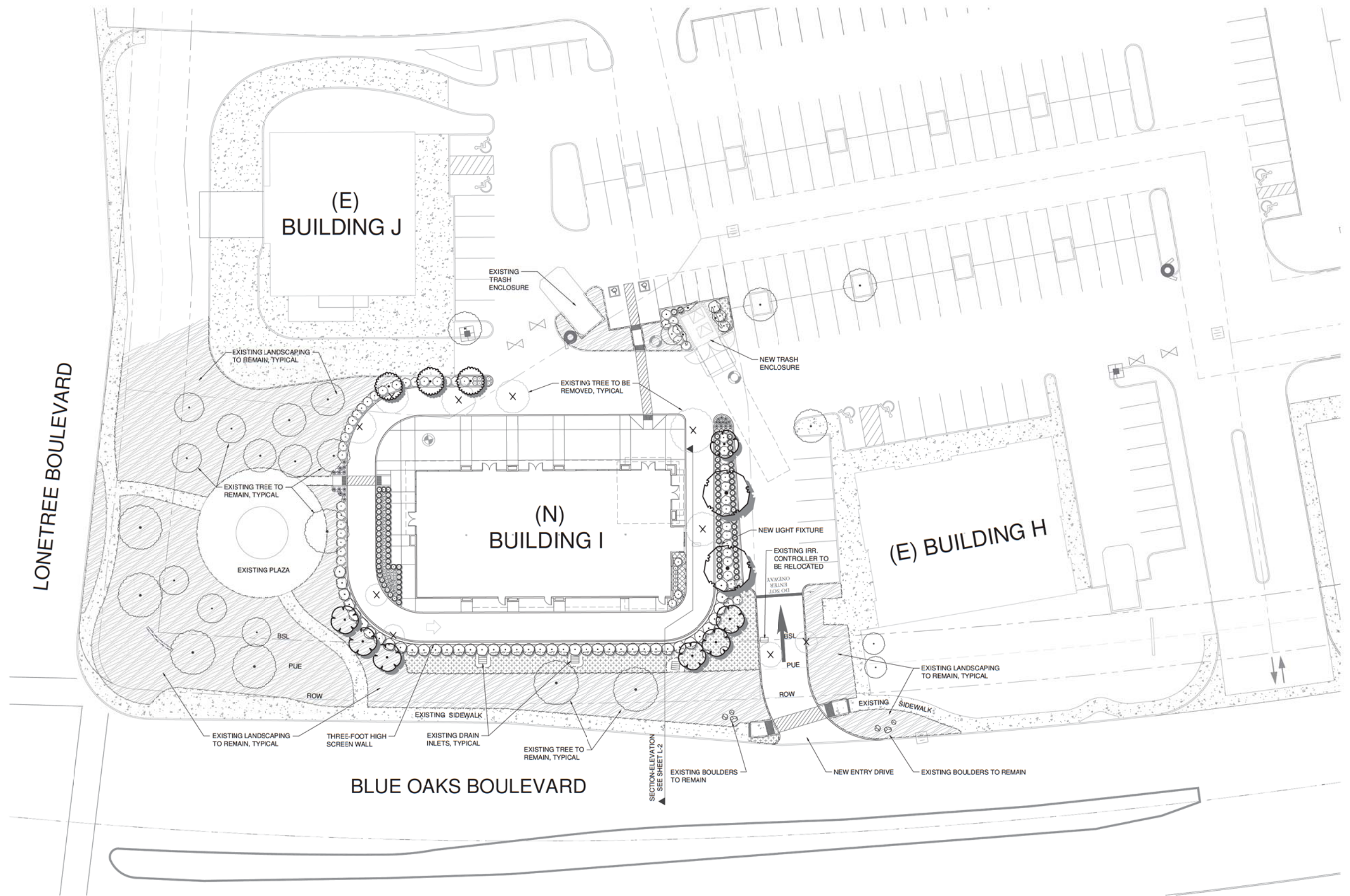


NOTE: REFER TO SHEET L-2 FOR PRELIMINARY PLANT SCHEDULE, LANDSCAPE DESIGN NOTES, AND PRELIMINARY WATER USE CALCULATIONS



ROCKLIN WEST - PAD 'I' PRELIMINARY LANDSCAPE PLAN

L-1
ARCHITECTURAL GROUP
Borges



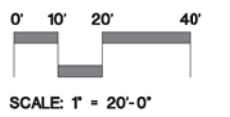
LONETREE BOULEVARD

BLUE OAKS BOULEVARD

(E) BUILDING J

(N) BUILDING I

(E) BUILDING H



NOTE: REFER TO SHEET L-2 FOR PRELIMINARY PLANT SCHEDULE, LANDSCAPE DESIGN NOTES, AND PRELIMINARY WATER USE CALCULATIONS

Sierra Design Group
 Landscape Architects
 5320 Barton Road
 Loomis, California 95650
 (916) 660-9022 CLA 2694
 www.sierradesigngroup-la.com

ROCKLIN WEST - PAD 'I' PRELIMINARY LANDSCAPE PLAN

L-1
Borges
 ARCHITECTURAL GROUP

ROCKLIN, CALIFORNIA 18003 11/19/2018

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



SECTION-ELEVATION

SCALE: 1/4"=1'-0"

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ETO): 52.2							
HYDROZONE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
REGULAR LANDSCAPE AREAS - NEW LANDSCAPE AREAS (EXCLUDES EXISTING AREAS)							
MED. W.U.	0.5	DRIP	0.81	0.62	90	56	1,806
LOW W.U.	0.2	DRIP	0.81	0.25	4,182	1,046	33,837
					TOTALS:	4,272	1,101
SPECIAL LANDSCAPE AREAS							
				1.00	0	0	0
					TOTALS:	0	0
						ETWU TOTAL:	35,642
						MAXIMUM APPLIED WATER ALLOWANCE (MAWA):	62,217
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							
WHERE MAWA = (ETO) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
MAWA: (52.2) (0.62) [(0.45 x 4,272) + (0)] = 62,217 GALLONS PER YEAR							
ETAF CALCULATIONS							
REGULAR LANDSCAPE AREAS							
TOTAL ETAF x AREA	1,101						
TOTAL AREA	4,272						
AVERAGE ETAF	0.26						
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.							

NOTE: THE PLAN, AS PROPOSED, WILL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPE ACT.

- ### LANDSCAPE DESIGN NOTES
1. PROPOSED PLANT MATERIAL IS SELECTED TO MATCH OR BLEND WITH EXISTING PLANTS WHILE MEETING CURRENT WATER USE RESTRICTIONS.
 2. PROPOSED PLANT MATERIAL WAS ALSO SELECTED TO PROVIDE COLOR AND TEXTURAL VARIATIONS, AND SCREENING WHERE APPROPRIATE.
 3. EXISTING LANDSCAPING TO BE PRESERVED TO THE EXTENT POSSIBLE. PLANTING AND IRRIGATION SHOWN TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER ORIGINAL WHERE POSSIBLE.
 4. SEE PLAN FOR EXISTING TREES ON SITE TO REMAIN AND TO BE REMOVED. TWELVE NEW TREES ARE PROPOSED TO REPLACE TEN TREES TO BE REMOVED.
 5. A THREE-FOOT HIGH WALL AND LARGE SHRUB HEDGE ARE PROPOSED TO SCREEN THE DRIVE-THRU LANE FROM BLUE OAKS BLVD. THE SCREEN WALL WILL BE FINISHED TO MATCH THE NEW BUILDING.
 6. IRRIGATION AND PLANTING PLANS DESIGNED TO COMPLY WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS SHALL BE SUBMITTED AFTER PRELIMINARY DESIGN REVIEW.
 7. ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY ALTERING THE EXISTING IRRIGATION SYSTEM.
 8. SEE CIVIL ENGINEERING AND ARCHITECTURAL PLANS FOR ALL PAVING, GRADING, AND OTHER SITE STRUCTURES.

LANDSCAPE AREA

LANDSCAPE AREA REQUIREMENT: MINIMUM OF 20% OF SITE.
 AREA OF PARCEL: APPROX. 38,306 S.F.
 TOTAL LANDSCAPE AREA (NEW AND EXISTING): APPROX. 17,310 S.F.
 LANDSCAPE AREA AS PERCENTAGE OF PARCEL: 17,310 / 38,306 = 45%

PRELIMINARY PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE	QTY	
	Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle	15 gal	Low	Ht:7-8'/Sp:2-3'	3	
	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	15 gal	Medium Water Use	Ht:7-8'/Sp:2-3'	7	
	Pyrus calleryana 'Redspire'	Redspire Callery Pear	15 gal	Medium	Ht:7-8'/Sp:2-3'	2	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE	QTY	
	Diets vegeta	African Iris	5 gal	Low	Ht:12'/Sp:10'	2	
	Kniphofia uvana 'Flamenco'	Flamenco Red Hot Poker	5 gal	Low	Ht:14'/Sp:14'	24	
	Nandina domestica 'Fire Power'	Firepower Nandina	5 gal	Low	Ht:8'/Sp:8'	18	
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 gal	Low	Ht:10'/Sp:10'	48	
	Nassella tenuissima	Texas Needle Grass	5 gal	Low	Ht:6'/Sp:6'	96	
	Phormium tenax 'Atropurpureum Compactum'	Purple New Zealand Flax	5 gal	Low	Ht:18'/Sp:14'	3	
	Phormium tenax 'Firebird'	Fire Bird Flax	5 gal	Low	Ht:16'/Sp:14'	3	
	Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal	Low	Ht:14'/Sp:14'	50	
	Xyloisma congestum 'Compacta'	Compact Xyloisma	5 gal	Low	Ht:14'/Sp:14'	44	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE	QTY	
	Macfadyena unguis-cati	Yellow Trumpet Vine	5 gal	Low	Ht:36'/Sp:12'	3	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE	SPACING	QTY
	Festuca ovina glauca	Blue Sheep Fescue	1 gal	Low	Ht:6'/Sp:6'	3' o.c.	106
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	Low	Ht:4'/Sp:6'	72" o.c.	49

NOTE: PLANT WATER USE IS PER WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES)

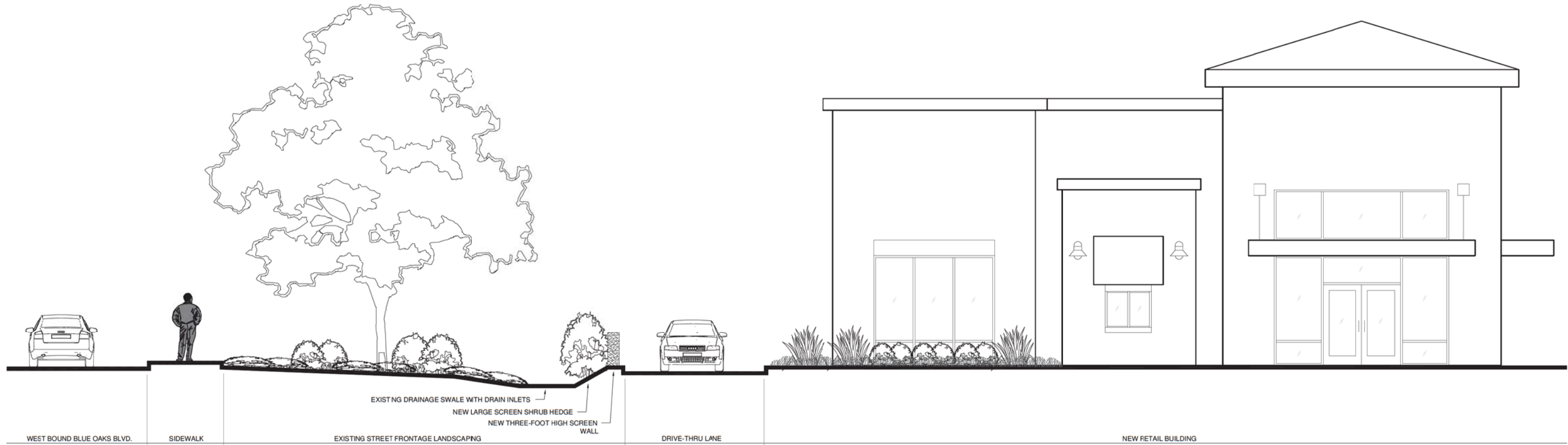


ROCKLIN WEST - PAD 'I' PRELIMINARY LANDSCAPE PLAN

ROCKLIN, CALIFORNIA 18003 11/19/2018

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





SECTION-ELEVATION

SCALE: 1/4"=1'-0"

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET													
REFERENCE EVAPOTRANSPIRATION (ETO): 52.2													
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					TOTALS:	4,272	1,101						
SPECIAL LANDSCAPE AREAS													
				1.00	0	0	0						
					TOTALS:	0	0						
						ETWU TOTAL:	35,642						
						MAXIMUM APPLIED WATER ALLOWANCE (MAWA):	62,217						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WHERE MAWA = (ETO) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] MAWA: (52.2) (0.62) [(0.45 x 4,272) + (0)] = 62,217 GALLONS PER YEAR													
ETAF CALCULATIONS REGULAR LANDSCAPE AREAS <table border="1"> <tr> <td>TOTAL ETAF x AREA</td> <td>1,101</td> </tr> <tr> <td>TOTAL AREA</td> <td>4,272</td> </tr> <tr> <td>AVERAGE ETAF</td> <td>0.26</td> </tr> </table> NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.								TOTAL ETAF x AREA	1,101	TOTAL AREA	4,272	AVERAGE ETAF	0.26
TOTAL ETAF x AREA	1,101												
TOTAL AREA	4,272												
AVERAGE ETAF	0.26												

NOTE: THE PLAN, AS PROPOSED, WILL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPE ACT.

LANDSCAPE DESIGN NOTES

- PROPOSED PLANT MATERIAL IS SELECTED TO MATCH OR BLEND WITH EXISTING PLANTS WHILE MEETING CURRENT WATER USE RESTRICTIONS.
- PROPOSED PLANT MATERIAL WAS ALSO SELECTED TO PROVIDE COLOR AND TEXTURAL VARIATIONS, AND SCREENING WHERE APPROPRIATE.
- EXISTING LANDSCAPING TO BE PRESERVED TO THE EXTENT POSSIBLE. PLANTING AND IRRIGATION SHOWN TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER ORIGINAL WHERE POSSIBLE.
- SEE PLAN FOR EXISTING TREES ON SITE TO REMAIN AND TO BE REMOVED. TWELVE NEW TREES ARE PROPOSED TO REPLACE TEN TREES TO BE REMOVED.
- A THREE-FOOT HIGH WALL AND LARGE SHRUB HEDGE ARE PROPOSED TO SCREEN THE DRIVE-THRU LANE FROM BLUE OAKS BLVD. THE SCREEN WALL WILL BE FINISHED TO MATCH THE NEW BUILDING.
- IRRIGATION AND PLANTING PLANS DESIGNED TO COMPLY WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS SHALL BE SUBMITTED AFTER PRELIMINARY DESIGN REVIEW.
- ALL NEW PLANTING AREAS SHALL BE IRRIGATED BY ALTERING THE EXISTING IRRIGATION SYSTEM.
- SEE CIVIL ENGINEERING AND ARCHITECTURAL PLANS FOR ALL PAVING, GRADING, AND OTHER SITE STRUCTURES.

LANDSCAPE AREA

LANDSCAPE AREA REQUIREMENT: MINIMUM OF 20% OF SITE.
 AREA OF PARCEL: APPROX. 38,306 S.F.
 TOTAL LANDSCAPE AREA (NEW AND EXISTING): APPROX. 17,310 S.F.
 LANDSCAPE AREA AS PERCENTAGE OF PARCEL: 17,310 / 38,306 = 45%

PRELIMINARY PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Lagerstroemia indica 'Watermelon Red'	Watermelon Red Crape Myrtle	15 gal	Low	Ht:7-8'/Sp:2-3'	3	
	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	15 gal	Medium Water Use	Ht:7-8'/Sp:2-3'	7	
	Pyrus calleryana 'Redspire'	Redspire Callery Pear	15 gal	Medium	Ht:7-8'/Sp:2-3'	2	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Dietes vegeta	African Iris	5 gal	Low	Ht:12'/Sp:10'	2	
	Kriphofia uvana 'Flamenco'	Flamenco Red Hot Poker	5 gal	Low	Ht:14'/Sp:14'	24	
	Nandina domestica 'Fire Power'	Firepower Nandina	5 gal	Low	Ht:8'/Sp:8'	18	
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 gal	Low	Ht:10'/Sp:10'	48	
	Nassella tenuissima	Texas Needle Grass	5 gal	Low	Ht:6'/Sp:6'	96	
	Phormium tenax 'Atropurpureum Compactum'	Purple New Zealand Flax	5 gal	Low	Ht:18'/Sp:14'	3	
	Phormium tenax 'Firebird'	Fire Bird Flax	5 gal	Low	Ht:16'/Sp:14'	3	
	Rhapheleps umbellata 'Minor'	Yedda Hawthorn	5 gal	Low	Ht:14'/Sp:14'	50	
	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	Low	Ht:14'/Sp:14'	44	
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Macladyena unguis-cati	Yellow Trumpet Vine	5 gal	Low	Ht:36'/Sp:12'	3	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING	QTY
	Festuca ovina glauca	Blue Sheep Fescue	1 gal	Low	Ht:6'/Sp:6'	9" o.c.	106
	Rosmannus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	Low	Ht:4'/Sp:6'	72" o.c.	49

NOTE: PLANT WATER USE IS PER WUCOLS IV (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES)



ROCKLIN WEST - PAD 'I' PRELIMINARY LANDSCAPE PLAN

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

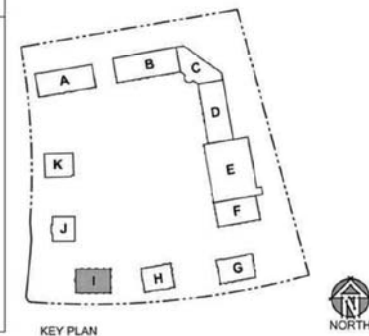


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR & MATERIAL SCHEDULE			
P1	STUCCO - EGRET WHITE	P7	STUCCO - POLISHED MAHOGANY
P2	STUCCO - SAGE	P8	TRIM - ARCADE WHITE
P3	STUCCO - TRAVERTINE	AW1	FABRIC AWNING - GINKGO
P4	STUCCO - DORIAN GRAY	AW2	FABRIC AWNING - BURGUNDY
P5	STUCCO - ROYCROFT PEWTER	AW3	FABRIC AWNING - BLACK
P6	STUCCO - BRANDYWINE	AW4	FABRIC AWNING - BEAUFORT, FOREST GREEN
AW5	FABRIC AWNING - BEAUFORT, BLACK & WHITE	R1	FLAT CONCRETE TILE
S1	STONE - EXISTING	S2	STONE (MATCH FIRST BANK'S)
W1	WOOD SIDING (MATCH APP. E BEE'S)	WS	WALL SCONCE



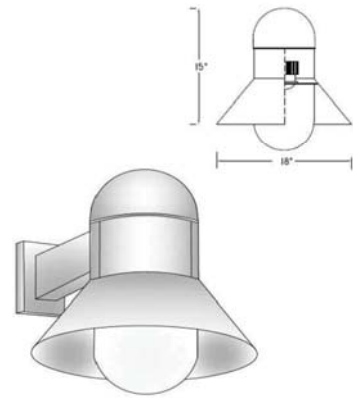
ROCKLIN WEST - PAD 'I' EXTERIOR ELEVATIONS

ROCKLIN, CALIFORNIA 18003 11/19/2018

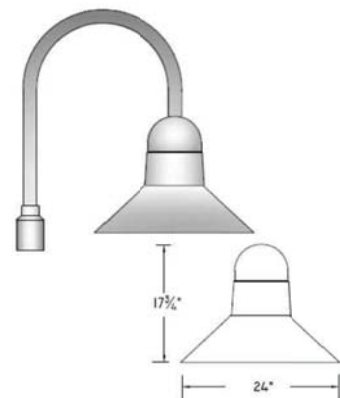
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A-201

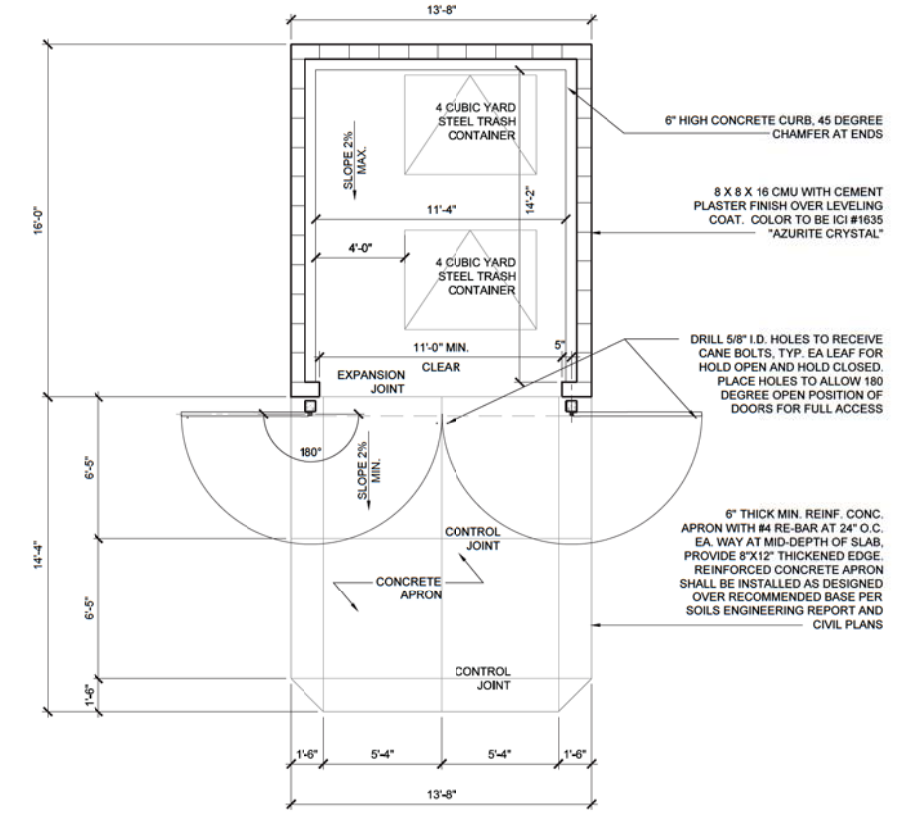




WALL SCONCE (TO MATCH EXISTING)
ALUMILITE VK-400 LED SERIES



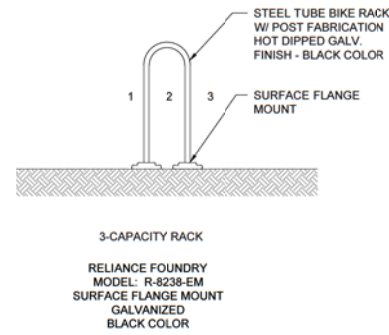
PARKING LOT LIGHT (TO MATCH EXISTING)
ALUMILITE VK-2400 LED SERIES



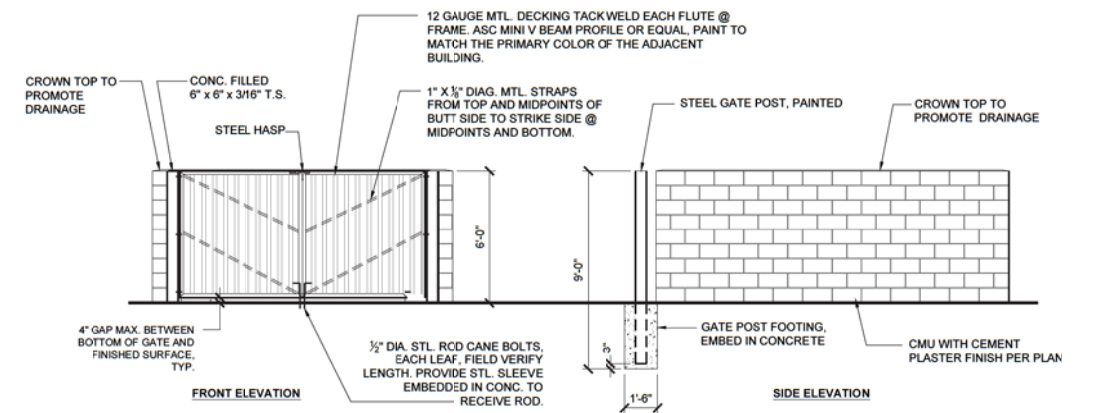
TRASH ENCLOSURE PLAN
1/4" = 1'-0"



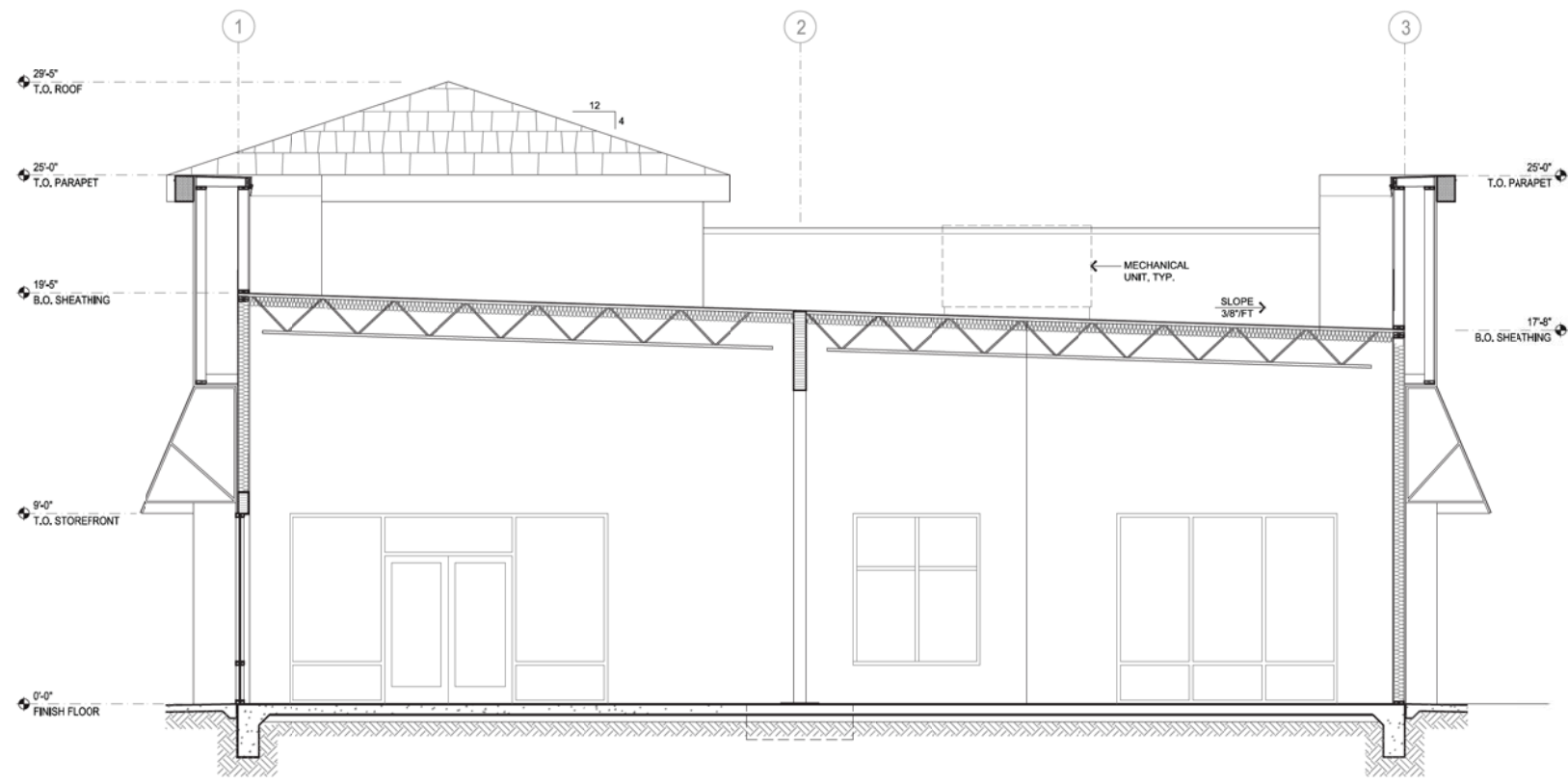
FENCE



BIKE RACK ELEVATION
1/2" = 1'-0"



TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



BUILDING SECTION
SCALE: 1/4" = 1'-0"

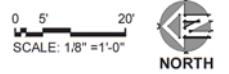
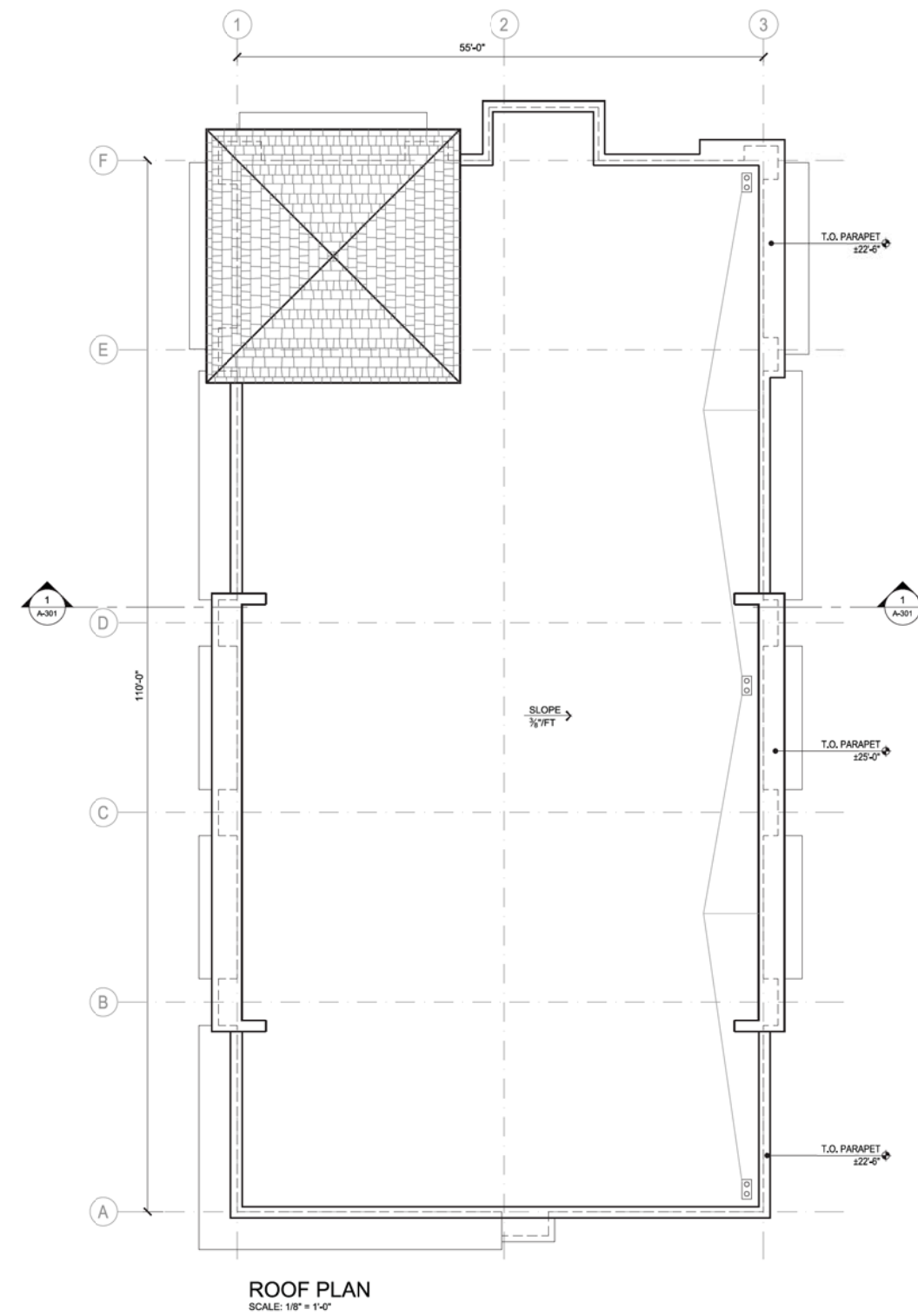
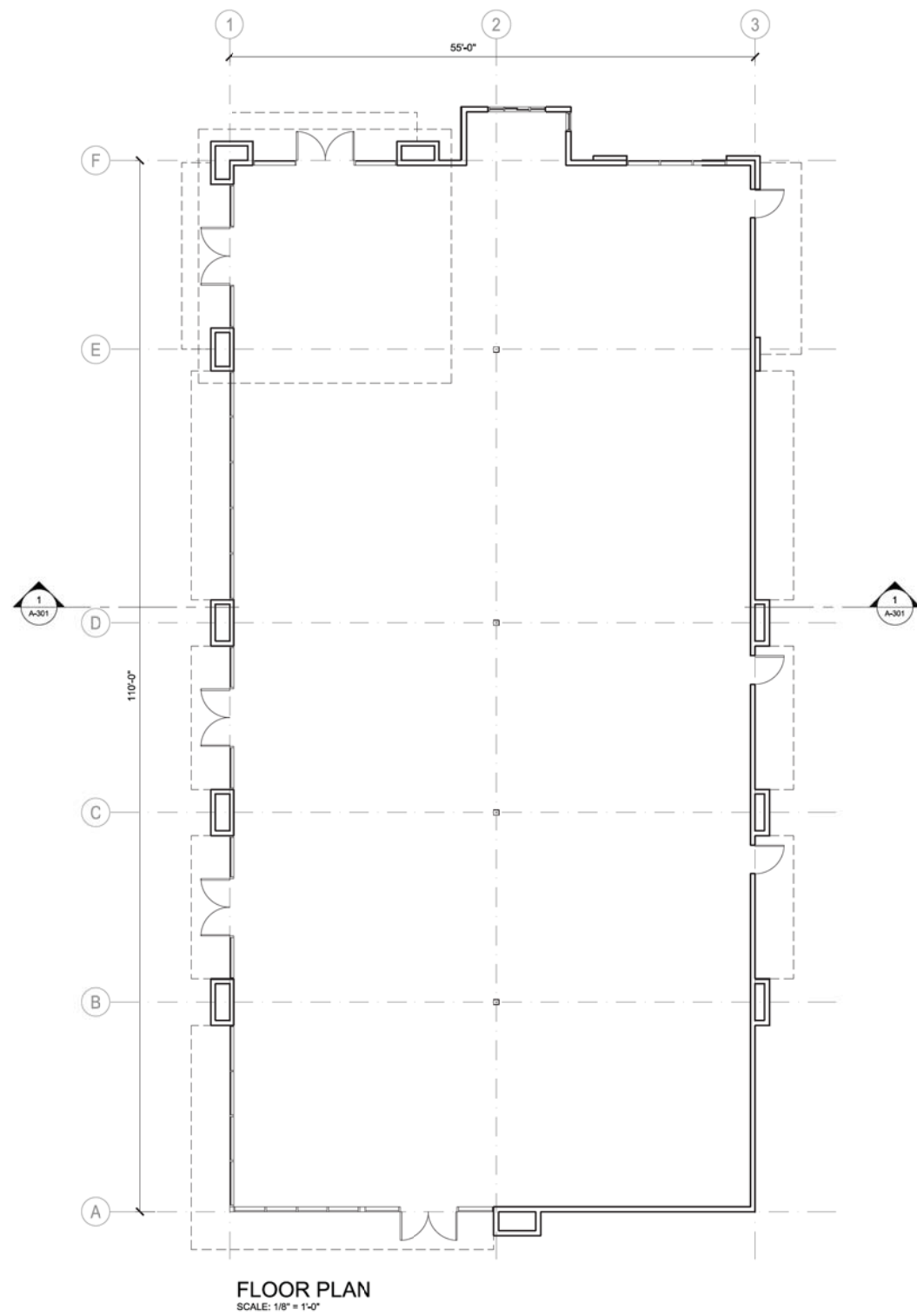
ROCKLIN WEST - PAD 'I' BUILDING SECTIONS

A-301



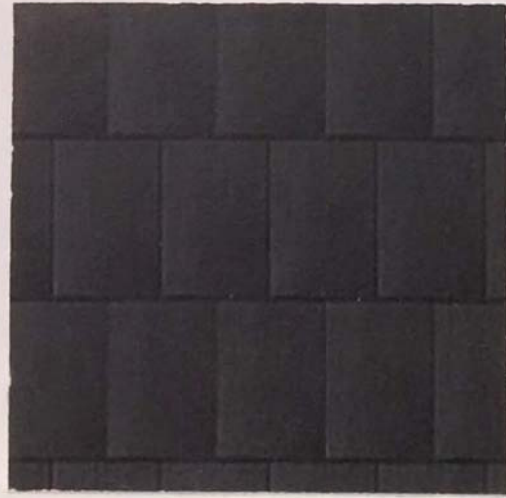
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ROCKLIN WEST - PAD 'I' FLOOR PLAN & ROOF PLAN

A-101
Borges ARCHITECTURAL GROUP



R1 FLAT CONCRETE TILE



S2 STONE VENEER



W1 WOOD SIDING



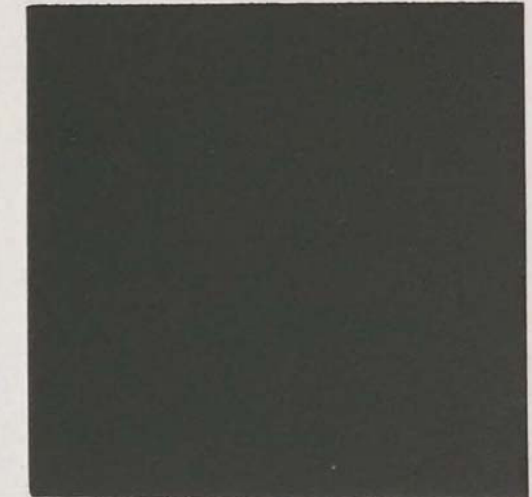
P1 OFF WHITE



P4 MEDIUM GRAY



P2 SAGE



P5 DARK GRAY



P3 CREAM



AW1 GREEN

ROCKLIN WEST - PAD 'I' MATERIAL BOARD

Lonetree Blvd & Blue Oaks Blvd, Rocklin, CA 95765

18003 07/12/2018

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