



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: September 6, 2022

Project Name and Requested Approvals:

WEST OAKS CAR WASH
DESIGN REVIEW, DR2022-0013
CONDITIONAL USE PERMIT, U2022-0004

Staff Description of Project:

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of an automated carwash with vacuum stations, trash enclosure, on-site parking, landscaping, and appropriate hardscape.

Location:

The subject site is located approximately 500 feet west of the intersection of West Oaks Boulevard and Sunset Boulevard on the north side of West Oaks Boulevard. APN 017-284-022.

Existing Land Use Designations:

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

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 preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or conversion of Small Structures and Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Edward Mojica with MAS\Mojica Architecture Studio. The property owner is Bhanu Chaudhri.

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\2022\12 - West Oaks Carwash\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: West Oaks Car Wash

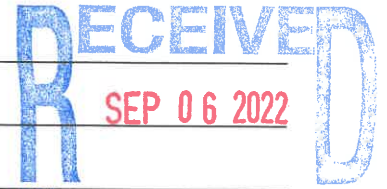
LOCATION: CORNER OF WEST OAKS BLVD AND SUNSET BLVD.

ASSESSOR'S PARCEL NUMBERS: 017-284-022

DATE OF APPLICATION (STAFF): 9/6/22 RECEIVED BY (STAFF INITIALS): JH

FILE NUMBERS (STAFF): DR 2022-0013, U 2022-0004 FEES: \$17,867.00

RECEIPT NO.: _____



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: 12-14-2021

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input checked="" type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: <u>n/a</u> <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: <input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input checked="" type="checkbox"/> Design Review (DR) <input checked="" type="checkbox"/> Commercial Fee: <u>n/a</u> <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: <u>\$17,347.00</u> <u>\$17,293.00</u>	<input type="checkbox"/> Modification to Approved Projects Fee: File Number: _____
Environmental Requirements: (STAFF)	<input checked="" type="checkbox"/> Exempt - <u>\$520.00</u> <u>402.00</u> <input type="checkbox"/> Negative Declaration –	<input checked="" type="checkbox"/> Mitigated Negative Declaration – <input type="checkbox"/> EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>RC</u>	Acres: <u>1.01</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>RC</u>	Square Feet: <u>44152</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
ZONING:	Dimensions: _____	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>PD-C</u>	No. of Units: <u>1</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-C</u>	Building Size: <u>+/- 5,025 SF</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: <u>23</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>10</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: _____		

PROJECT REQUEST:

This application is a request for approval of a Conditional Use Permit (CUP), Design Review (DR), and Notice of Exemption from Environmental Impacts (MND) for the construction and operation of a new +/-5,100 square foot automatic car wash facility (office, support / mechanical spaces and tunnel) including site improvements, trash enclosures, parking and landscape on a 1.01 acre site. The car wash will have a solar canopy detailing area.

see Enviro Sheet
+ separate narrative

(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.

PROJECT DESCRIPTION:

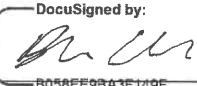
This project is a +/- 5100 square foot car wash on a 1.01 acre site. The car wash facility will have car stacking lanes, a wash tunnel, office, break area and associated support spaces. The site will be fully developed to incorporate trash enclosures, vacuum stations and a covered solar ready canopy for detailing.

The Project's primary use consists of operating a self-service automatic car wash which would operate seven days a week and have typical operating hours of 7 AM to 9 PM. Vehicles would queue into one of the three available drive-through lanes, pay for the selected level of service, and allow for continuous washing of vehicles through the automatic car wash. The business would have two employees staffing the facility throughout the day, providing general assistance to customers and overseeing the operations of the facility. There will not be staff providing full service duties such as cleaning, vacuuming, or general vehicle detailing that is typical of a full-service car wash. This translates into minimal staff needing to be on-site to operate the facility and a reduced parking demand for employees. The Project does propose to include self-service vacuum stations that would be available for customers to use after running their vehicle through the car wash and pulling into one of the designated vacuum stalls. Additionally, the vacuum stations have been conditioned to be turned off during the hours the business is closed using an automatic shut off.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Dr. Bhann. ChaudhriADDRESS: 5607 VIA AVIONCITY: GRANITE BAY STATE: CA ZIP: 95746PHONE NUMBER: 1-585-645-8343EMAIL ADDRESS: bhannchaudhri43@yahoo.comFAX NUMBER: 916-788-9737

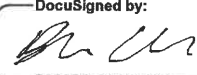
DocuSigned by:

SIGNATURE OF OWNER B058EE9BA3F149F...
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Edward Mojica, AIA

CONTACT: _____


ADDRESS 514 Oak StreetCITY: Roseville STATE: CA ZIP: 95678PHONE NUMBER: 916-783-6277EMAIL ADDRESS: ed.mojica@designmas.com

FAX NUMBER: _____

DocuSigned by:

SIGNATURE OF APPLICANT B058EE9BA3F149F...

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: <u>West Oaks Car Wash</u>		
Location: <u>West Oaks Blvd. / Sunset Blvd.</u>		
Assessors Parcel Number(s): <u>017-284-02</u>		
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): <u>Conditional Use Permit, Design Review and Notice of Exemption from Environmental Impacts</u>		
Name of person and / or firm authorized to represent property owner (Please print): <u>Edward Mojica, AIA [mas]mojica architecture studio]</u>		
Address: <u>514 Oak Street</u>		
City: <u>Roseville</u>	State: <u>CA</u>	Zip: <u>95678</u>
Phone Number: <u>916-783-6277</u>	Fax Number: _____	
Email Address: <u>ed.mojica@designmas.com</u>		
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 checked="" type="checkbox"/> Valid until: _____		
Owners Authorization Signature & Date:		
<div style="display: flex; align-items: center;"> A <div style="border: 1px solid black; padding: 5px; margin-right: 10px;">  </div> <div> Signature: _____ Date: <u>9/6/22</u> </div> </div>		
Owners Name (Please Print): <u>Dr. Bhanu. Chaudhri</u>		
Owners Address: <u>5607 Via Ardon</u>		
City: <u>Granite Bay</u>	State: <u>CA</u>	Zip: <u>95746</u>
Phone Number: <u>585-645-8343</u>		
Email Address: <u>bhanuchaudhri43@yahoo.com</u>		



PROJECT REQUEST / DESCRIPTION

This application is a request for approval of a Conditional Use Permit (CUP), Design Review (DR), and Notice of Exemption from Environmental Impacts (MND) for the construction and operation of a new +/-5,100 square foot automatic car wash facility (office, support / mechanical spaces and tunnel) including site improvements, a trash enclosure, parking and landscape on a 1.01 acre site. The car wash will have a solar canopy detailing area.

This project is a +/- 5100 square foot car wash on a 1.01 acre site. The car wash facility will have car stacking lanes, a wash tunnel, office, break area and associated support spaces. The site will be fully developed to incorporate a trash enclosure, vacuum stations and a covered solar ready canopy for detailing. The Project's primary use consists of operating a self-service automatic car wash which would operate seven days a week and have typical operating hours of 7 AM to 9 PM. Vehicles would queue into one of the three available drive-through lanes, pay for the selected level of service, and allow for continuous washing of vehicles through the automatic car wash. The business would have two employees staffing the facility throughout the day, providing general assistance to customers and overseeing the operations of the facility. There will not be staff providing full service duties such as cleaning, vacuuming, or general vehicle detailing that is typical of a full-service car wash. This translates into minimal staff needing to be on-site to operate the facility and a reduced parking demand for employees. The Project does propose to include self-service vacuum stations that would be available for customers to use after running their vehicle through the car wash and pulling into one of the designated vacuum stalls. Additionally, the vacuum stations have been conditioned to be turned off during the hours the business is closed using an automatic shut off.

PROJECT NOTES

GENERAL PLAN DESIGNATION:
Project site has a General Plan Designation of Retail Commercial (RC) and is Zoned Planned Development Business Professional / Commercial (PD-BP/C). This zone in the Stanford Ranch General Development Plan. Car washes are listed as a Conditionally Permitted Uses in this Zone. There is an existing reciprocal access / parking easement that is recorded between the existing corner development and this site. This information is available in the updated Title Report.

PLANNING REQUEST THIS APPLICATION:

1. Planning Commission approval of a Conditional Use Permit (CUP),
2. Design Review (DR), and
3. Notice of Exemption from Environmental Impacts (MND)

AUTOMATIC SERVICE CAR WASH

- 140 TUNNEL / EQUIPMENT ROOM
- +/-5100 SF. BUILDING WITH TUNNEL, EQUIPMENT ROOM, OFFICE, RESTROOMS
- SOLAR CANOPY FOR DETAILING AREA

PROJECT DATA

ASSESSORS PARCEL NUMBER: 017-284-022

SITE AREA: 1.01 AC / 44152.04 SF

BUILDING AREA: 5,025 SF TOTAL
3200 SF TUNNEL (B OCCUPANCY)
1825 SF. OFFICE AND SUPPORT SPACE (B OCCUPANCY)

FLOOR AREA RATIO: 0.24
TOTAL SITE AREA 44,152 SF
BUILDING AREA 5,025 SF
DETAILING CANOPY AREA 5,574 SF

LANDSCAPE DATA:
TOTAL LANDSCAPE AREA +/-5834 S.F.
PERCENTAGE OF SITE LANDSCAPED 5843/44152 = 13.2%

PARKING DATA:

PARKING STALLS REQUIRED: 1/200 SF OF GROSS AREA = 1825 SF / 200 = 10 STALLS

PARKING STALLS PROVIDED: 24 TOTAL PARKING SPACE PROVIDED
21 STANDARD / COMPACT SPACES / VACUUMS
1 ACCESSIBLE SPACE
1 CLEAN AIR VEHICLE SPACE
1 EV CAPABLE SPACE

VACUUM PRODUCERS: 1

STACKING LANES: 2 LANES (14 CARS)

TUNNEL SIZE: 24' WIDE X 140' LENGTH

PROJECT TEAM

DEVELOPER: BHANU CHAUDHRI (OWNER)
CROSSROADADVENTURES - JIM ESWAY (OWNERS REP) 916.412.9418

CIVIL ENGINEER: MORTON AND PITALO, INC. - SCOTT PEDERSON 916-984-7621

ARCHITECT: MAS|MOJICA ARCHITECTURE STUDIO - EDWARD MOJICA, AIA 916-783-6277

LANDSCAPE: CROUCH LANDSCAPE GROUP - STEVE CROUCH 916-772-0901

SERVICE PROVIDERS

DISPOSAL: RECOLOGY AUBURN PLACER (530) 885-3735

WATER: PLACER COUNTY WATER AGENCY (530) 823-4850

SCHOOL DISTRICTS: ROCKLIN UNIFIED SCHOOL DISTRICT (916) 624-2428

SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT (916) 786-8555

GAS / ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY (530) 889-3270

TELEPHONE: AT&T (800)750-2355

CABLE TV: WAVE BROADBAND (916) 852-9479

PROJECT LOCATION - VICINITY MAP



SHEET INDEX - PLANNING

Sheet Number	Sheet Name	Sheet Issue Date	View Group
DD-00	COVER SHEET	11/11/22	PLANNING
DD-01	OVERALL SITE PLAN	11/11/22	PLANNING
DD-01A	ENLARGED SITE PLAN	11/11/22	PLANNING
DD-02	FLOOR / ROOF PLAN	11/11/22	PLANNING
DD-03	SCHEMATIC ELEVATIONS	11/11/22	PLANNING
DD-07	MATERIALS SAMPLE BOARD	11/11/22	PLANNING
DD-08	LIGHTING SPECIFICATIONS	11/11/22	PLANNING

C.1	PRELIMINARY GRADING PLAN - CIVIL	11/24/22	PLANNING
C.2	PRELIMINARY UTILITY PLAN - CIVIL	11/24/22	PLANNING
C.3	PRELIMINARY WATER QUALITY PLAN - CIVIL	11/24/22	PLANNING
L-1 color	Preliminary Landscape Plan	11/24/22	PLANNING

Grand total: 11



MAS|MOJICA ARCHITECTURE STUDIO

514 OAK STREET
ROSEVILLE | CALIFORNIA | 95678
916.783.6277

WEST OAKS CAR WASH

B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

11/11/22

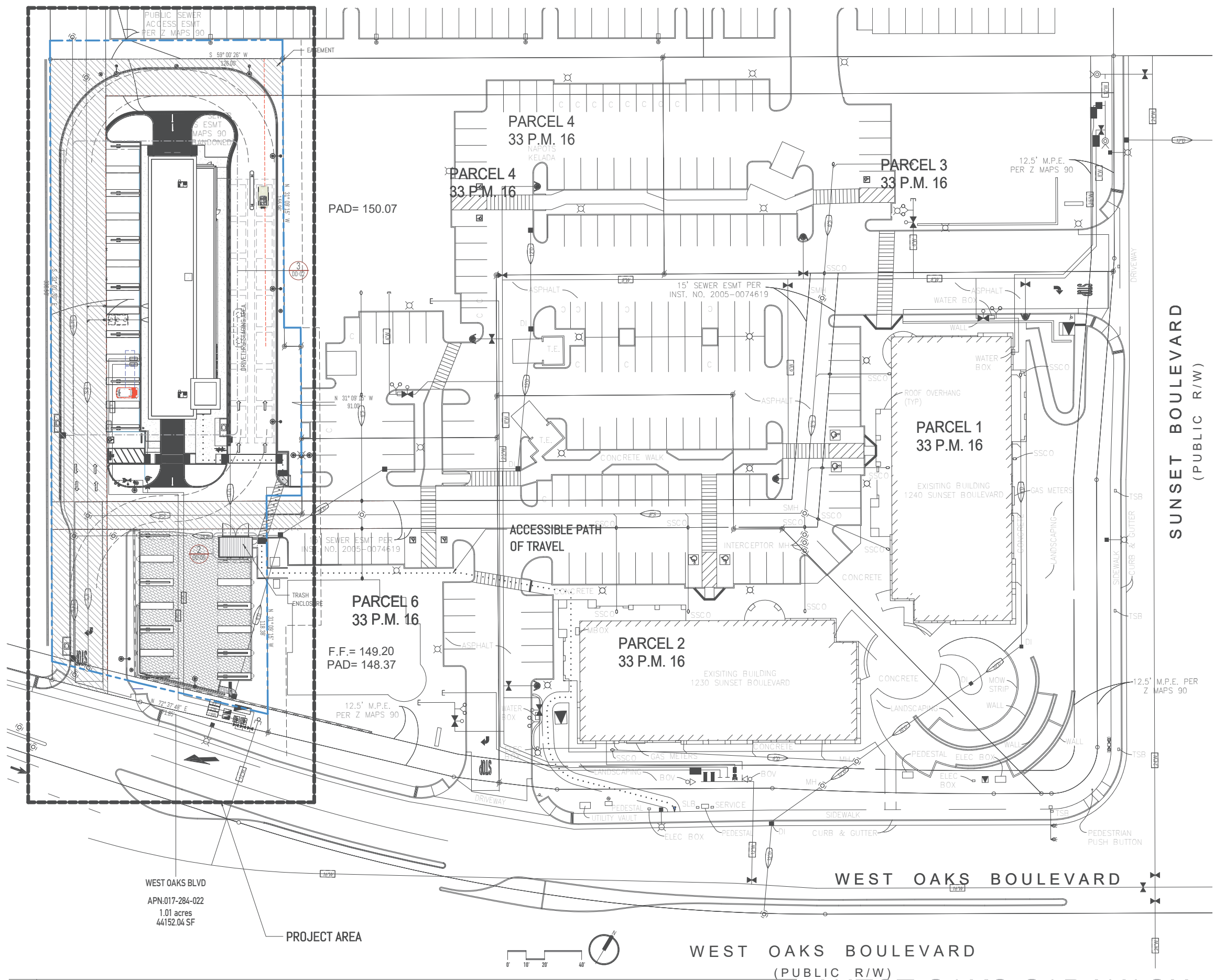
COVER SHEET

DD-00

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CITY OF ROCKLIN - PLANNING DEPARTMENT SUBMITTAL - 11/11/22



1 PRELIMINARY SITE PLAN
DD-01 1" = 20'-0"

WEST OAKS BOULEVARD
(PUBLIC R/W)

WEST OAKS CAR WASH

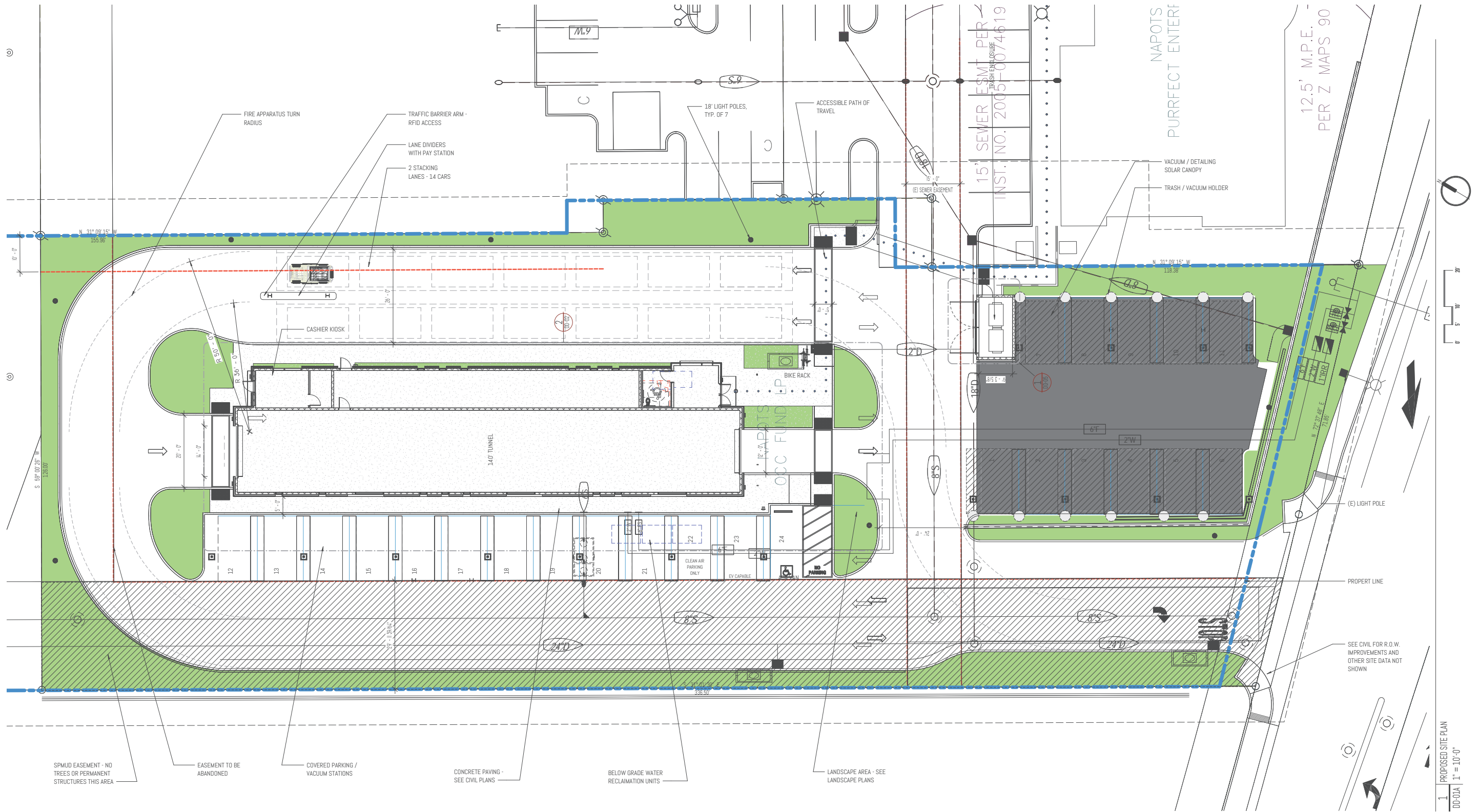
B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

11/11/22

OVERALL SITE PLAN

DD-01

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MJS ARCHITECTURE STUDIO

514 OAK STREET
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916.783.8277

WEST OAKS CAR WASH

B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

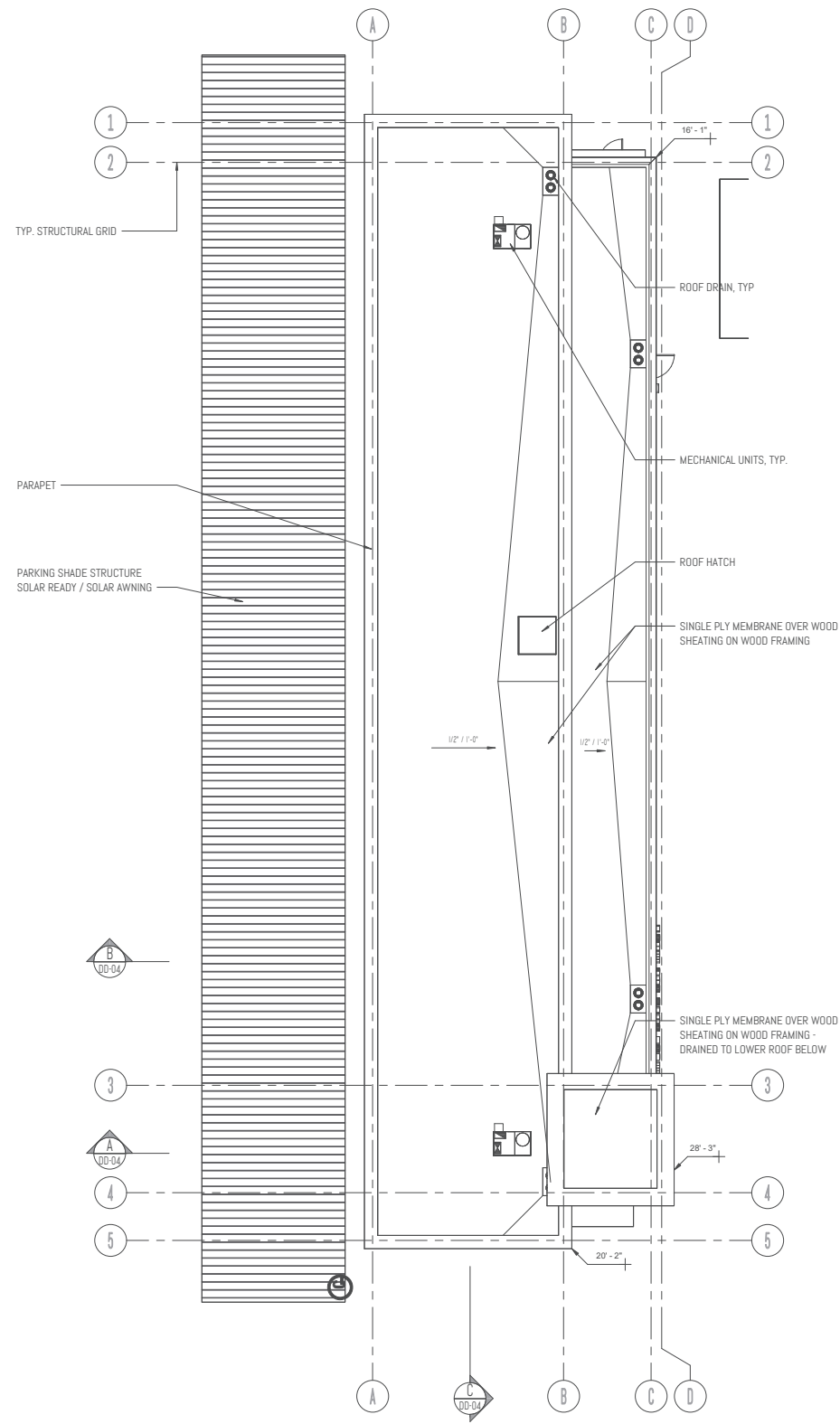
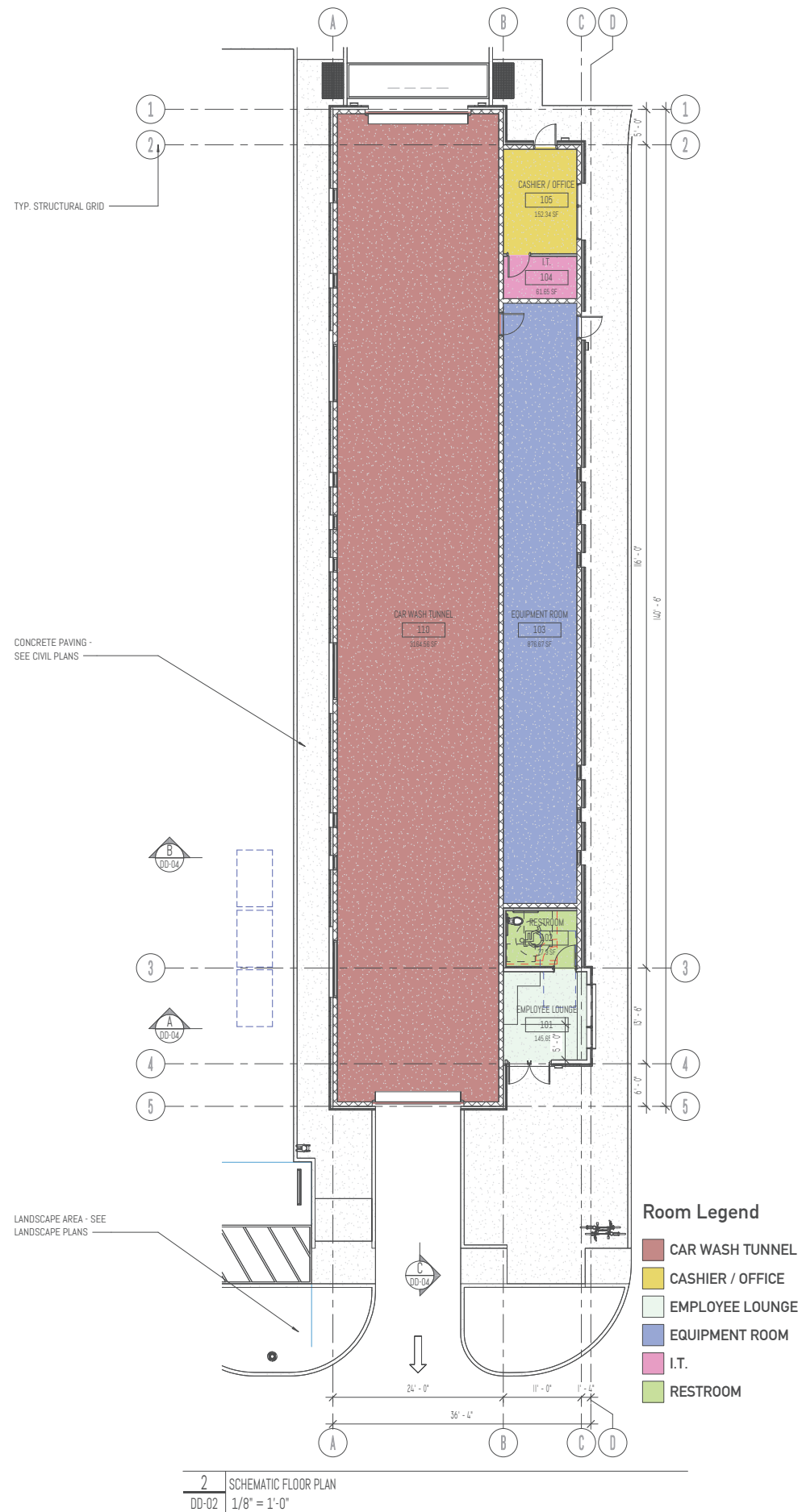
11/11/22

ENLARGED SITE PLAN

DD-01A

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WEST OAKS CAR WASH

B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022



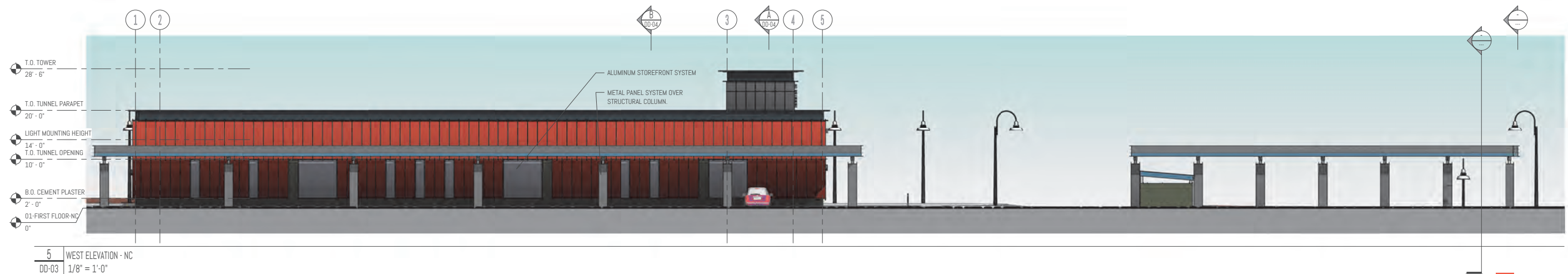
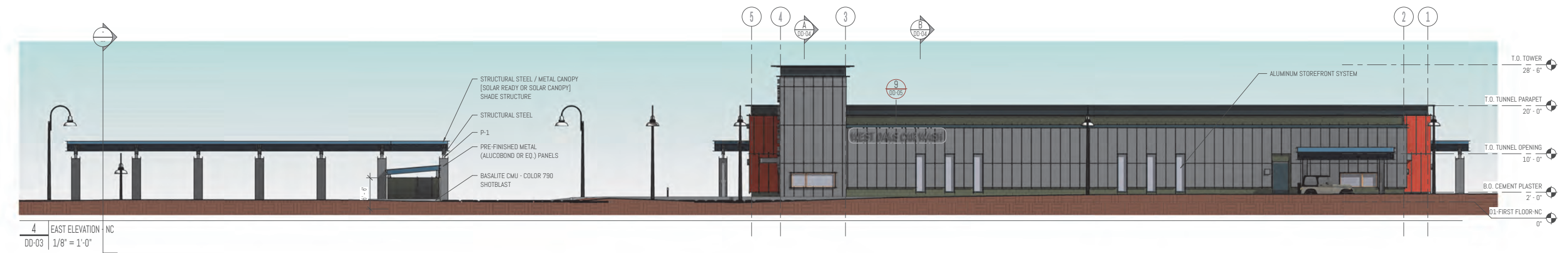
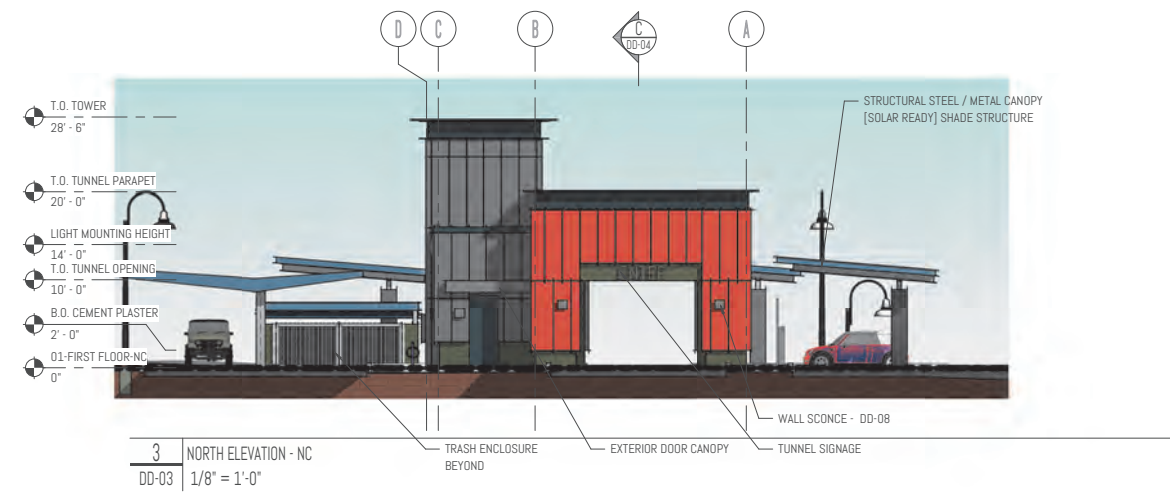
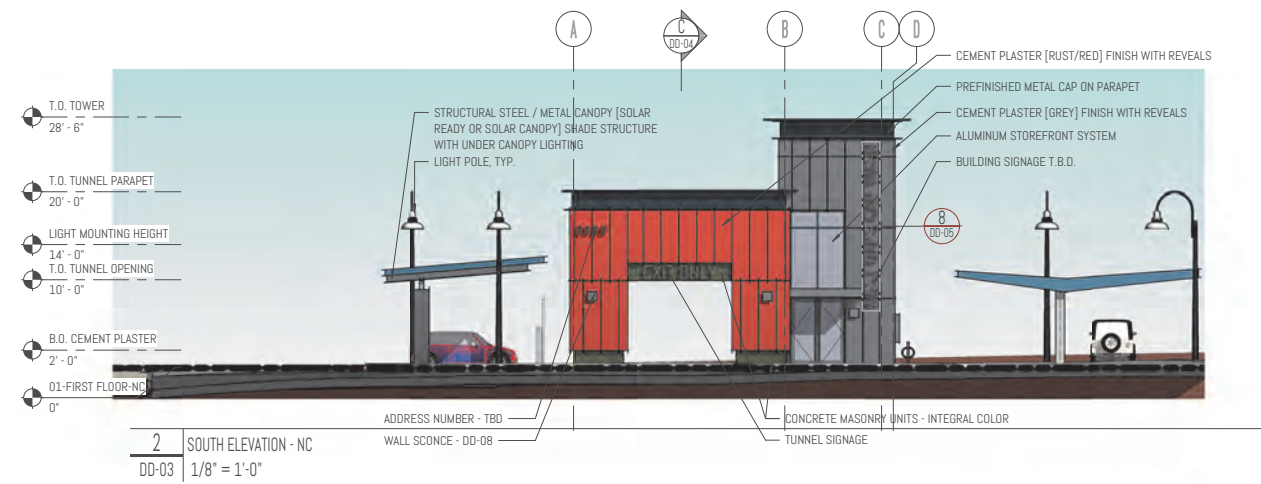
MJSI MOJICA ARCHITECTURE STUDIO
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11/11/22

FLOOR / ROOF PLAN

DD-02

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WEST OAKS CAR WASH

B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

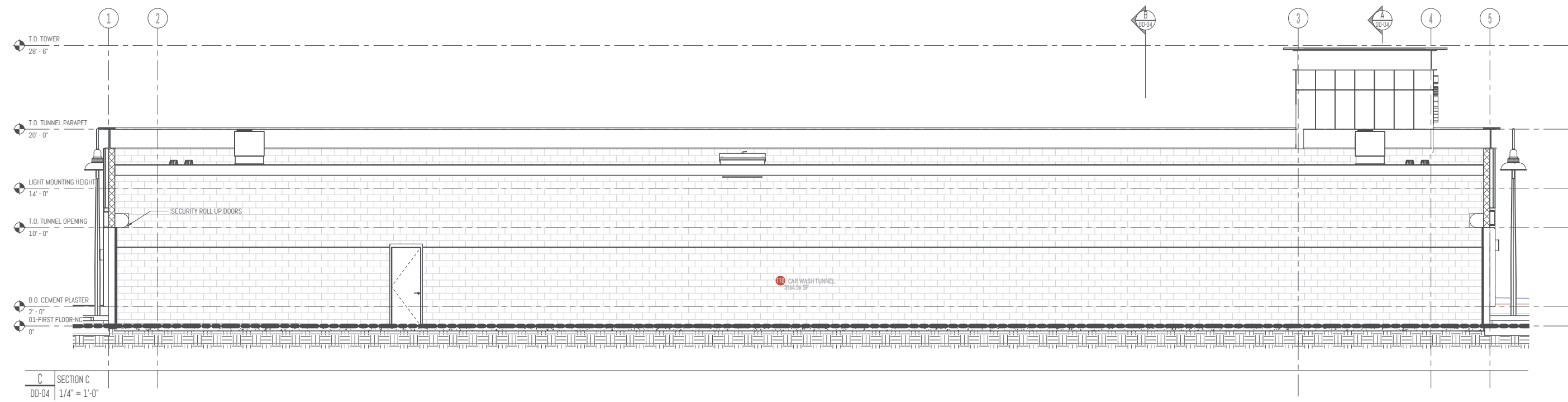
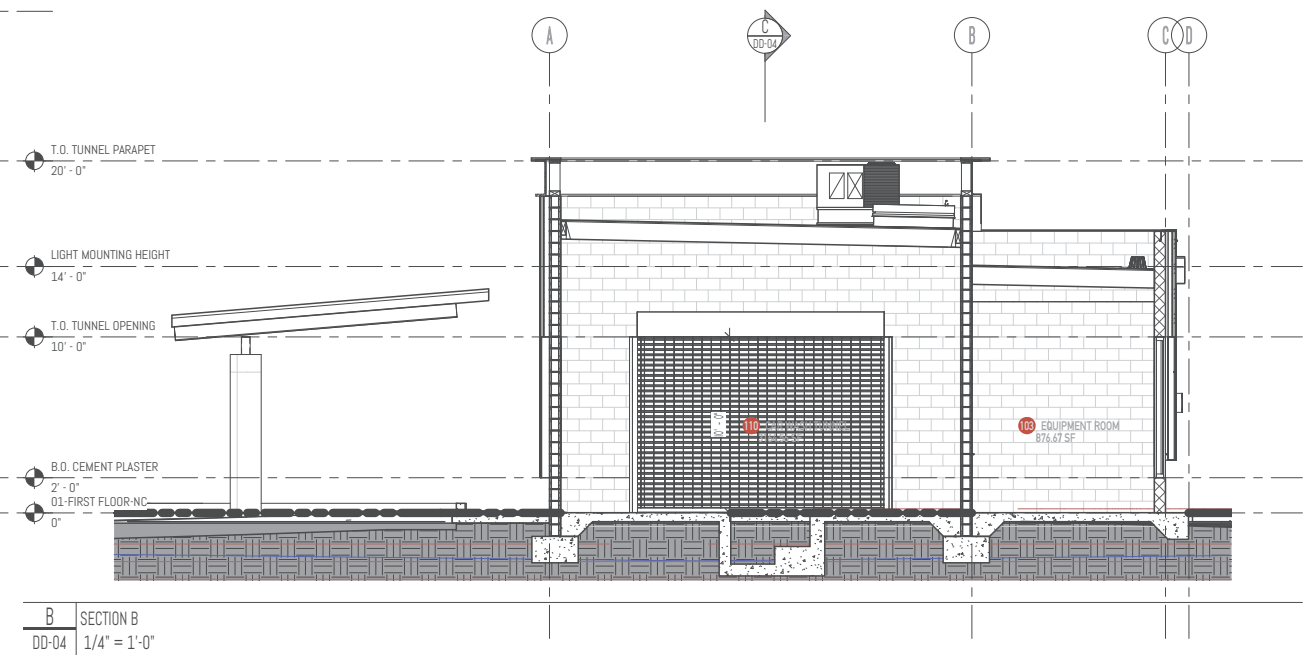
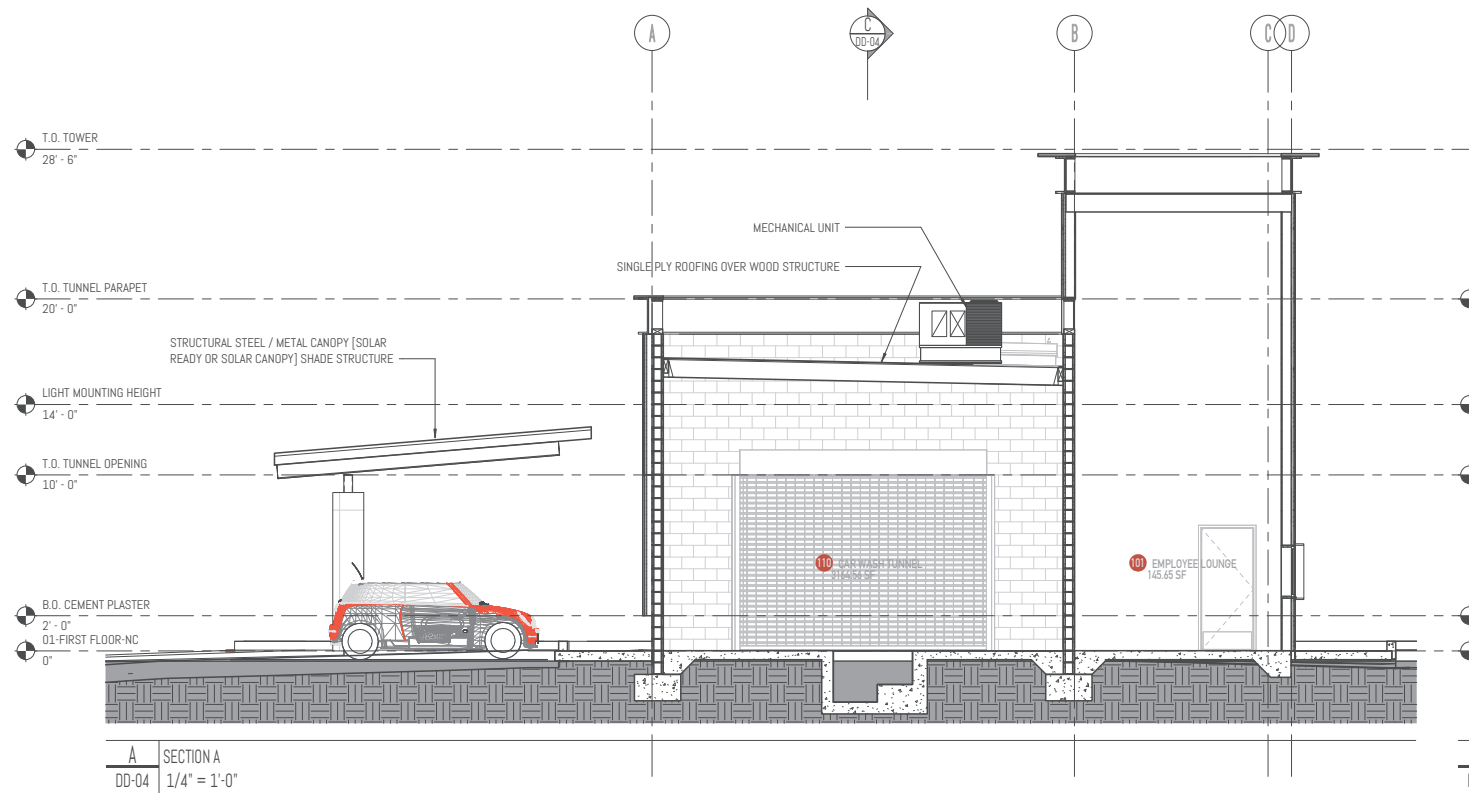
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SCHEMATIC ELEVATIONS

DD-03

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WEST OAKS CAR WASH

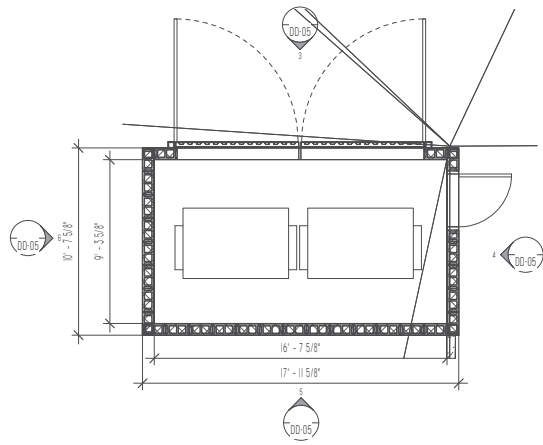
B. CHAUDHRI
 WEST OAKS BLVD, ROCKLIN, CA, 95765
 PLACER COUNTY | APN#017-284-022

11/11/22

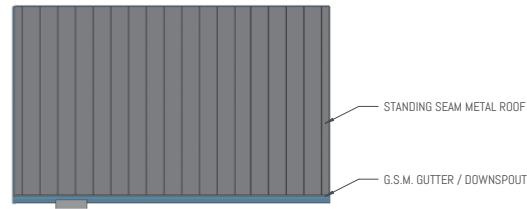
SECTIONS

DD-04

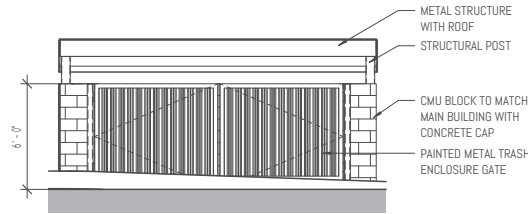
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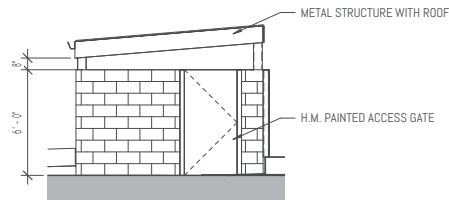
1 PLAN - TRASH ENCLOSURE
DD-05 1/4" = 1'-0"



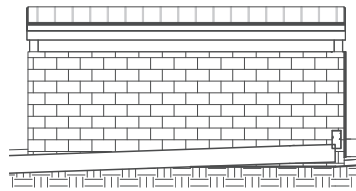
2 ROOF PLAN - TRASH ENCLOSURE
DD-05 1/4" = 1'-0"



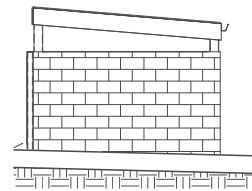
3 TRASH ENCLOSURE - ELEVATION - NORTH
DD-05 1/4" = 1'-0"



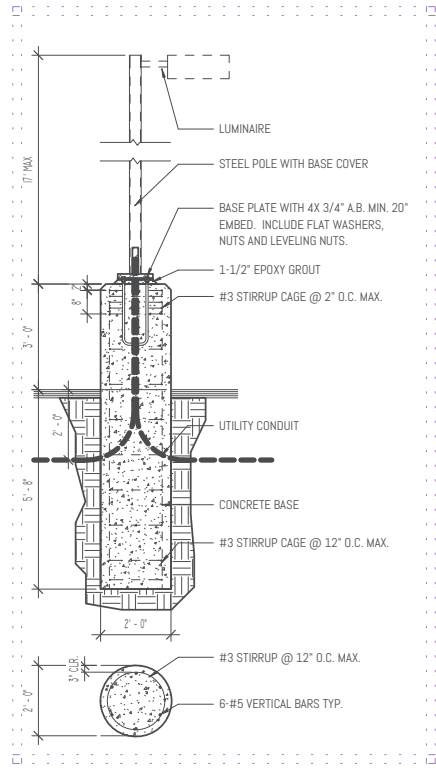
4 TRASH ENCLOSURE - ELEVATION - EAST
DD-05 1/4" = 1'-0"



5 TRASH ENCLOSURE - ELEVATION - SOUTH
DD-05 1/4" = 1'-0"



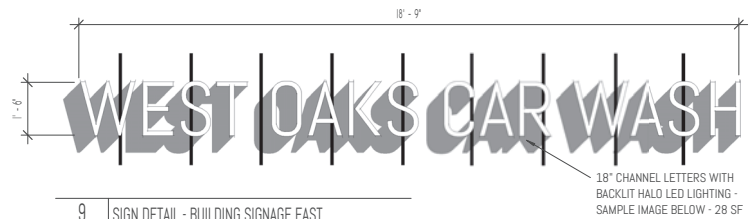
6 TRASH ENCLOSURE - ELEVATION - WEST
DD-05 1/4" = 1'-0"



7 SITE DETAIL - POLE MOUNTED LIGHT FIXTURE
DD-05 1/2" = 1'-0"



8 SIGN DETAIL - BUILDING SIGNAGE
DD-05 1/2" = 1'-0"



9 SIGN DETAIL - BUILDING SIGNAGE EAST
DD-05 1/2" = 1'-0"

WEST OAKS CAR WASH

B. CHAUDHRI
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916.783.8277

11/11/22

DETAILS - SITE / SIGNAGE

DD-05

VIEW FROM WEST OAKS TOWARDS SITE [SOUTH EAST CORNER] - CONTEXT



VIEW FROM WEST OAKS TOWARDS SITE [SOUTH WEST CORNER] - CONTEXT



VIEW FROM ENTRY DRIVE



VIEW TOWARDS FRONT OF BUILDING - DRIVE THRU APPROACH



VIEW AT TUNNEL ENTRY - REAR OF SITE



OVERALL SITE AERIAL - CONTEXT



MWS | MWS ARCHITECTURE STUDIO
614 OAK STREET
ROSEVILLE | CALIFORNIA | 95678
916.783.8277

WEST OAKS CAR WASH

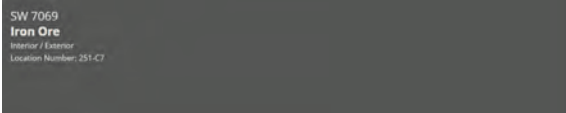
B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

11/11/22

3D IMAGES

DD-06

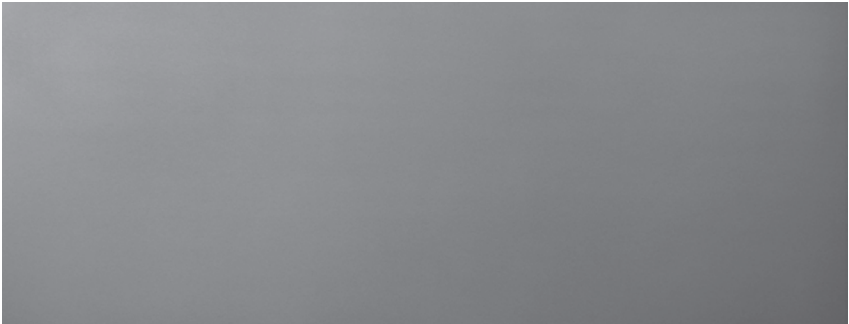
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P1 - SHERWIN WILLIAMS IRON ORE



KAWNEER STOREFRONT - SMOKE GRAY



CEMENT PLASTER - GREY



CEMENT PLASTER - RUST / RED



BASALITE CMU - COLOR 790 SHOTBLAST



MAS | MOJICA ARCHITECTURE STUDIO
614 OAK STREET
ROSEVILLE | CALIFORNIA | 95678
916.783.6277

WEST OAKS CAR WASH

B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

11/11/22

MATERIALS SAMPLE BOARD

DD-07

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PORT 13 SQUARE WALL



PORT 13 SQUARE WALL



The elegantly simple design of the Port outdoor wall sconce is completely backlit to create a soft glow of illumination enhancing the geometry of the fixture. The Port is available Round or Square and comes in two sizes (12" / 15") to meet the architectural scale of its surroundings. Port wall sconces feature energy-efficient, fully dimmable integrated LED lighting. Available in three finishes: Black, Bronze and Charcoal.

- High quality LM88-tested LEDs**
for consistent long-life performance and color.
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
 - Stainless Steel mounting hardware
 - Impact-resistant, UV stabilized frosted acrylic lensing
 - IP-65 Rated

SPECIFICATIONS

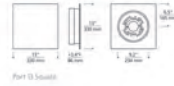
DELIVERED LUMENS	862
WATTS	32
VOLTAGE	Universal (120-277V, with integrated transformer) 3.0V surge protection (built-in)
DIMMING	0-10V, DALI, TRIAC
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse (Surge Protection)
CEC	2008K
CR	90+
COOL DOWNING	3 min
BUG RATING	80-120-21
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration and CEC Approvals Database not required.
START TEMP	0°F
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFE TIME	1.5K (16,000 Hours)
WARRANTY**	5 Years
WEIGHT	5.5 lbs.

* ETL is a recognized symbol for quality and performance in the U.S.

ORDERING INFORMATION

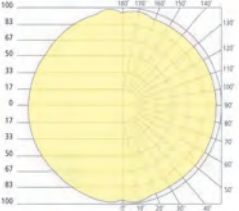
700049PBT	SHAPE	FINISH	LENGTH	LEDS	POWER	VOLTAGE	DISTRIBUTION	OPTIONS
1	Square	Black	12"	32	32W	120-277V	Symmetric	None

techlighting.com



PHOTOMETRICS*

PORT 13 SQUARE	
Total Lumen Output:	862
Total Power:	32
Luminaire Efficacy:	27
Color Temp:	3000K
CR:	90
BUG Rating:	80-120-21



PROJECT INFO

Project Name & Location: _____
Client: _____
Designer: _____



techlighting.com



TECH LIGHTING PORT 13 SQUARE - WALL SCONCE LIGHTING

PORT 13 SQUARE shown in black



ORE LIGHTING

RDS SERIES

LED Premium Luminaire

Replaces 400 Watt MH Area Light



346-874-7955 Email: sales@orelighting.com Web: www.orelighting.com
Note: Specifications are subject to change at any time without notice.
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Features & Specifications



- ETL Listing:**
Suitable for wet locations.
- DLC Listed:**
This product is on the DESIGN Lights Consortium (DLC) Qualified Product List and is eligible for rebates from DLC Member Utilities.
- IESNA LM-79 & LM-80 Testing:**
ORE LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
- Driver:**
One Driver, Constant Current, Class I, 120-277V, 86V, 50-60Hz, Power Factor: 98%, IP67
- THD:**
20% at 200-277V, 10% at 220-240V.
- Surge Protection:**
30kV (surge - surge)
- Lifespan:**
100,000 - hour LED lifespan based on IES LM-80 results and TM-21 calculations.
- LEDs:**
Multi-chip, high-output, long-life, LUMILEDS SMD LED Chips.
- Color Temp:**
3000K (Warm)
4000K (Neutral)
- Color Uniformity:**
SMD 1mm of CCT (Correlated Color) temperature follows the Chromaticity of Solid-State Lighting (SSL) Products.
- IES Classification:**
The Type II, III, IV and V distribution is ideal for roadway, general parking and urban area lighting applications where a large pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and far laterally.
- Effective Projected Area:**
EPA = 1.1
- Maximum Ambient Temperature:**
Suitable for use in 33°F (35°C) ambient temperature.
- Cold Weather Starting:**
Minimum starting temperature is: -40°F (-40°C).
- Operating Temperature:**
-40°F (-40°C) to 140°F (55°C).
- Housing:**
Die-cast aluminum alloy housing, hot dipped and mounting arm.
- IP Rating:**
Ingress Protection rating of IP65 for dust and water.
- Mounting Options:**
Standard or decorative repair mount.
- Gaskets:**
High-temperature silicon gasket.
- Finish:**
Formulated for high-durability and long-lasting color.
- Green Technology:**
Mercury and UV-free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOCs or toxic heavy metals.
- Replacement:**
Replaces about 100W Metal Halide.
- Warranty:**
ORE warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

346-874-7955 Email: sales@orelighting.com Web: www.orelighting.com
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ORDERING INFORMATION

RDS	T2 Type II	75	75W	HAM-2	3K 3000K	BZ Bronze	UNV	MMS Microwave
	T3 Type III	100	100W	HAM-1	4K 4000K	BK Black	120-277	Motion Sensor
	T4 Type IV	150	150W	WM		GR Gray	480	
	T5 Type V			DHAM-2		WT White	480V	



Please visit www.orelighting.com to see which products are DLC listed.

PERFORMANCE SUMMARY

ORE Outdoor

346-874-7955 Email: sales@orelighting.com Web: www.orelighting.com
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ORE LIGHTING RDS SERIES - SITE LIGHTING



MWS | MOWCA ARCHITECTURE STUDIO
614 OAK STREET
ROSEVILLE | CALIFORNIA | 95678
916.783.8277

WEST OAKS CAR WASH

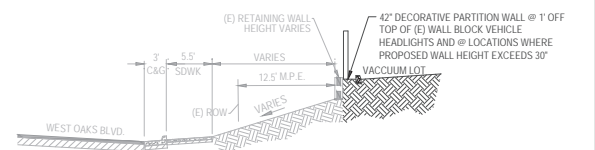
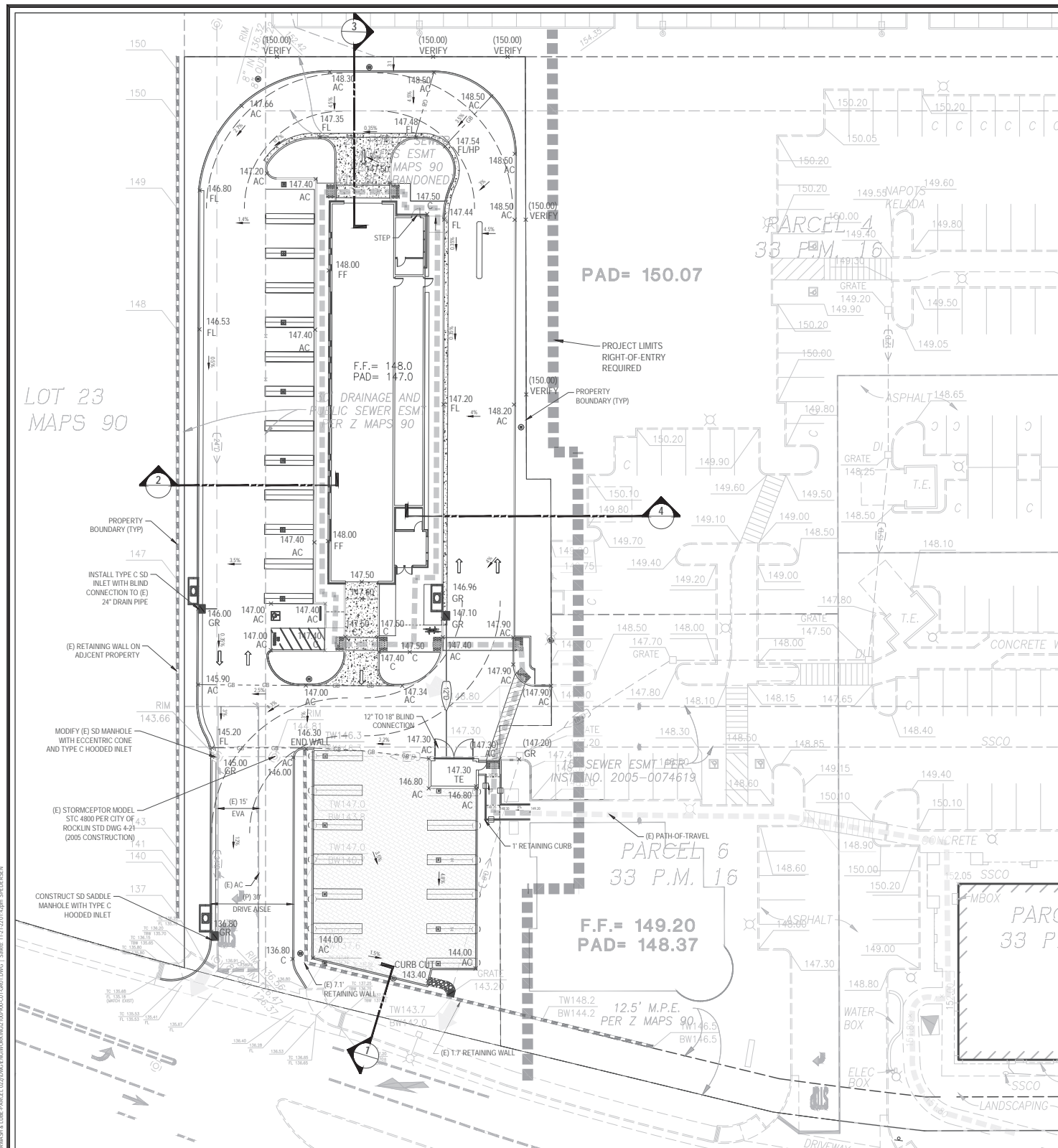
B. CHAUDHRI
WEST OAKS BLVD, ROCKLIN, CA, 95765
PLACER COUNTY | APN#017-284-022

11/11/22

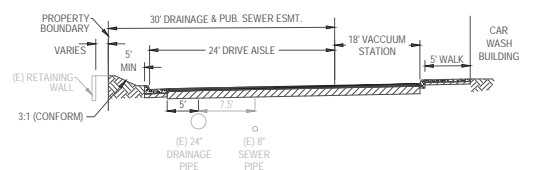
LIGHTING SPECIFICATIONS

DD-08

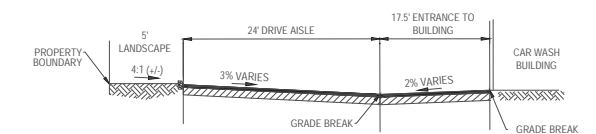
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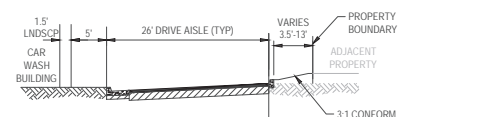
1 SOUTH BOUNDARY SECTION
N.T.S.



2 WEST BOUNDARY SECTION
N.T.S.



3 NORTH BOUNDARY SECTION
N.T.S.



4 EAST BOUNDARY SECTION
N.T.S.

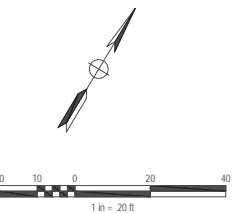
- NOTES:
- NO TREES / HERITAGE TREES TO BE REMOVED WITH THIS PROJECT.
 - GRADES SHOWN ARE AC PAVEMENT UNLESS OTHERWISE NOTED.

OVERLAND DRAINAGE RELEASE PATH

ADA PATH OF TRAVEL

RAW EARTHWORK QUANTITIES:
CUT TO FILL: 300 C.Y.
EXPORT: 2,700 C.Y.

*ASSUMED 1" SECTION FOR ALL CONCRETE AND ASPHALT



NO.	DESCRIPTION	APPROVED	DATE	APPROVED	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 40'	
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	JR
DRAWN	STAFF
PROJ. ENGR.	SMP



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
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web: www.mpengr.com

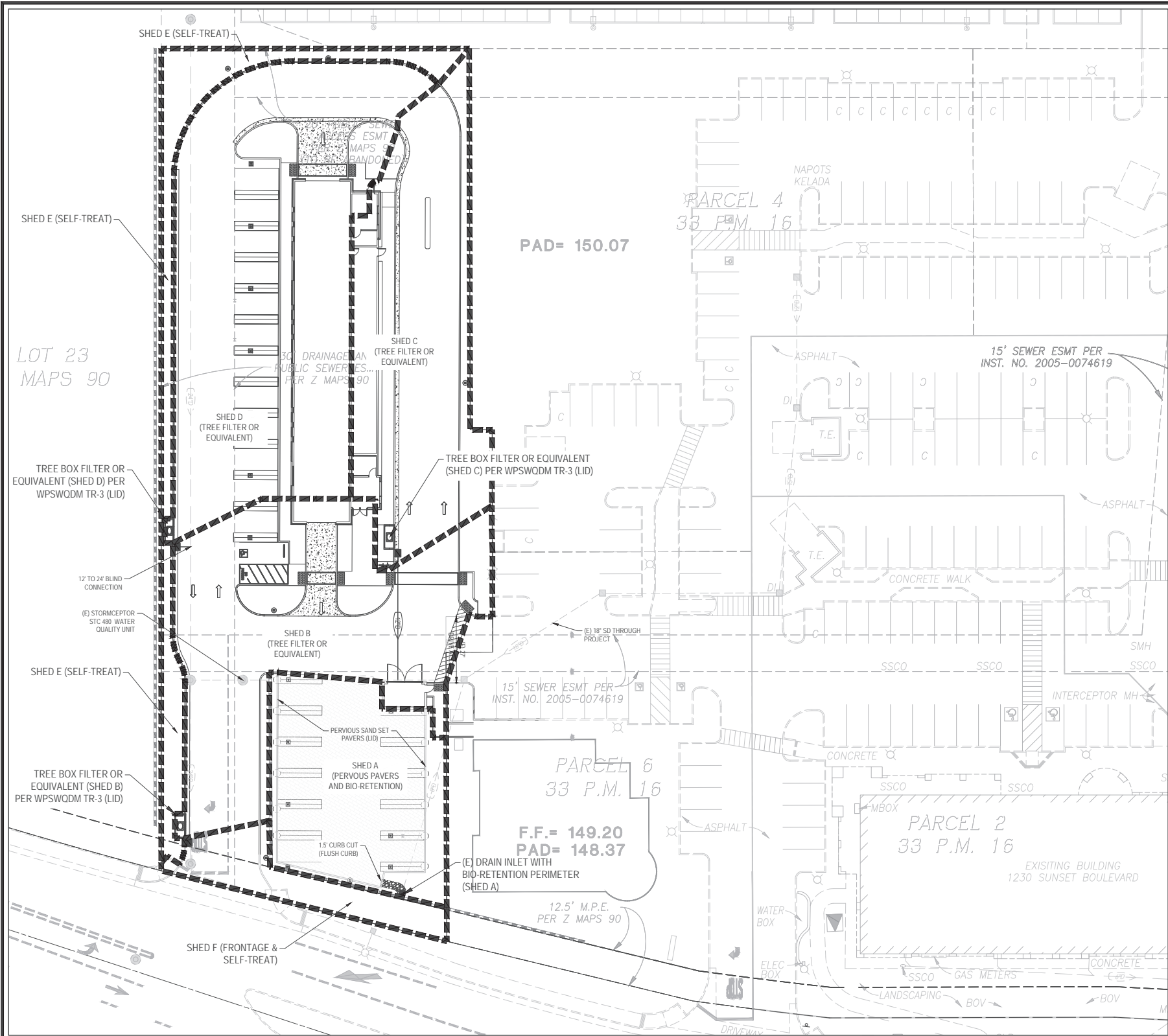
ENTITLEMENT PLANS FOR
WEST OAKS CAR WASH
PRELIMINARY GRADING PLAN
APN: 017-284-022-000
ROCKLIN, CALIFORNIA

DATE	11/23/2022
SHEET	1
OF	3



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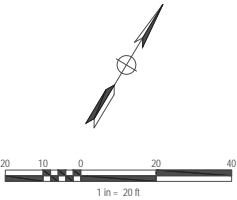
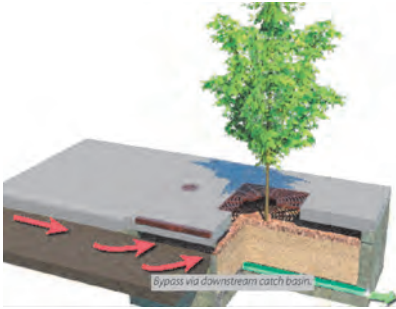




NOTES:

- ALL DRAIN INLETS TO BE MARKED WITH A PLACARD STATING: "NO DUMPING! FLOWS TO CREEK" OR SIMILAR.
- INTERIOR FLOOR DRAINS WILL BE PLUMBED TO SANITARY SEWER.
- LANDSCAPE DESIGN WILL ACCOMPLISH THE FOLLOWING:
 - PRESERVE EXISTING NATIVE TREES TO THE MEP.
 - MINIMIZE IRRIGATION AND RUNOFF TO PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION.
- ROUTE CARWASH EFFLUENT TO THE SANITARY SEWER SYSTEM.
- PLACE PLACARDS AT TRASH ENCLOSURE THAT STATES: "DO NOT DUMP HAZARDOUS MATERIALS HERE" OR SIMILAR.
- SAND SET PAVERS TO BE CONSIDERED IN THE VEHICLE VACUUM AREA TO INCREASE INFILTRATION AND REDUCE RUNOFF.
- EXISTING STORMCEPTOR STC 480 TO REMAIN AS PART OF THE OVERALL POST-CONSTRUCTION STORM WATER WATER QUALITY CONTROL PLAN.
- TREE-BOX FILERS PER TR-3 OF THE 2018 SOUTH PLACER STORM WATER QUALITY DESIGN MANUAL TO BE UTILIZED TO TREAT ON-SITE SHED AREAS AS NOTED.
- PROJECT TO CONSIDER INSTALLING A 4"-6" LAYER OF AMENDED SOIL OVER PROPOSED LANDSCAPE AREAS TO INCREASE INFILTRATION AND MINIMIZE STORM WATER RUNOFF.

DMA TABLE			
AREA	SIZE (SF)	IMPERVIOUS %	TREATMENT
SHED A	6,350	0	SAND SET PAVERS AND BIO-RETENTION
SHED B	9,975	95%	TREE-BOX FILTER
SHED C	8,525	80%	TREE-BOX FILTER
SHED D	14,050	98%	TREE-BOX FILTER
SHED E	3,150	0%	SELF-TREATED
SHED F	1,900	41%	SELF-TREATED AND FRONTAGE DRIVE ENTRY
TREATED AREA (A-D)	38,900		
SELF-TREATED AREA (E-F)	5,050		



REVISIONS		SCALE:		BENCH MARK	
NO.	DESCRIPTION	APPROVED	DATE	VERT. 1" = 40'	

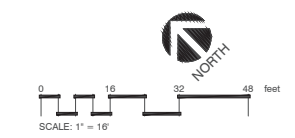
COMPUTED	MJC
DESIGNED	JR
DRAWN	STAFF
PROJ. ENGR.	SMP



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ENTITLEMENT PLANS FOR
WEST OAKS CAR WASH
PRELIMINARY WATER QUALITY PLAN
APN: 017-284-022-000
ROCKLIN, CALIFORNIA

DATE	11/23/2022
SHEET	3
OF	3



ROCKLIN CAR WASH.
LANDSCAPE LAYOUT
ROCKLIN, CA

CLG
CROUCH LANDSCAPE GROUP
LIC # 2557
127 LINDA DRIVE
ROCKVILLE, CA 95078

Proposed Plant Schedule

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	KOE PAN	Koeberlinia paniculata	Golden Rain Tree	24" box	4	Medium	30'-11 ft.	30'-1" w.
	LAG IND	Lagerstroemia indica	Crape Myrtle	EXISTING	3	Medium	20'-11 ft.	15'-25 ft. w.
	LAG CHE	Lagerstroemia indica 'Cherokee'	Cherokee Crape Myrtle	24" box	4	Medium	20'-11 ft.	15'-25 ft. w.
	LAU NOB	Laurus nobilis	Basil Bay	24"	2	Low - Medium	15'-11 ft.	25'-40 ft. w.
	PIN ITA	Pinus pinus	Italian Stone Pine	EXISTING	1	Very low - Medium		
	PLA ACE	Platanus x acerifolia	London Plane Tree	EXISTING	9	Medium	40'-60 ft. Ht.	15'-25 ft. w.
	PYR BR2	Pyrus calleryana 'Bradford'	Bradford Callery Pear	24" box	2	Medium	30'-11 ft.	25'-40 ft. w.
	PYR BR1	Pyrus calleryana 'Bradford'	Bradford Callery Pear	EXISTING	2	Medium	30'-11 ft.	25'-40 ft. w.
	QUE CO2	Quercus coccoloba	Scarlet Oak	24" box	2	Medium	40-60 ft. Ht.	40'-60 ft. w.
	QUE CO1	Quercus coccoloba	Scarlet Oak	EXISTING	3	Medium	40'-60 ft. Ht.	40'-60 ft. w.
	QUE LOB	Quercus lobata	Valley Oak	EXISTING	1	Low - Medium	40'-60 ft. Ht.	40'-60 ft. w.
	RHA M11	Rhipsalis x Montic TM	Majestic Beauty Indian Hawthorn	15 gal.	5	Low - Medium	15'-11 ft.	10'-15 ft. w.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	ANI BRD	Anigozanthus x Big Red	Big Red Kangaroo Paw	5 gal.	30	Low	18'-36 in. Ht.	1'-3 ft. w.
	CIS PUR	Cistus x purpureus	Orchid Rosewood	Existing	8	Low	3'-6 ft. Ht.	3'-6 ft. w.
	FEI VEU	Ficus velutina	Pineapple Guava	5 gal.	25	Low - Medium	10'-15 ft. Ht.	10'-15 ft. w.
	FEI VEU	Ficus velutina	Pineapple Guava	Existing	3	Low - Medium	10'-15 ft. Ht.	10'-15 ft. w.
	LAV ANG	Lavandula angustifolia	English Lavender	Existing	5	Low	18'-36 in. Ht.	1'-3 ft. w.
	LOM RA	Lomandra longifolia 'Brecon' TM	Brecon Mat Rush	1 gal.	44	Low	18'-36 in. Ht.	1'-3 ft. w.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH	
	NER OLE	Nerium oleander	Oleander	Existing	28	Very low - Medium	6'-11 ft.	10'-12 ft. w.	
	PUN NAN	Punica granatum 'Nana'	Dwarf Pomegranate	Existing	3	Low - Medium	18'-36 in. Ht.		
	RHA CLA	Rhipsalis indica 'Clear'	Clear Indian Hawthorn	Existing	9	Low - Medium	3'-6 ft. Ht.	3'-6 ft. w.	
	RHA MIN	Rhipsalis umbellata 'Minor'	Dwarf Yucca Hawthorn	5 gal.	67	Low	3'-6 ft. Ht.	3'-6 ft. w.	
	ROS BLU	Rosa rugosa 'Blue Spire'	Blue Spire Rose	5 gal.	5	Very low - Medium	6'-6 ft. Ht.	1'-6 ft. w.	
	TUL VIO	Tulbaghia violacea	Society Garlic	Existing	11	Low - Medium	6'-7 ft.	< 1'-2 w.	
	VER RE2	Verbena peruviana 'Red Devil'	Peruvian Verbena	1 gal.	23	Low - Medium	< 6 in. Ht.		
	WES BLG	Waxingia frutescens 'WESB07 TM'	Blue Gem Coast Rosemary	5 gal.	31	Low - Medium	18'-36 in. Ht.	1'-3 ft. w.	
	XYL COM	Xylocarpus coccineus 'Compact'	Compact Xylocarpus	5 gal.	56	Low - Medium	6'-8 ft. Ht.	5'-6 w.	
	YUC GOL	Yucca filamentosa 'Golden Sword'	Golden Sword Adams Needle	5 gal.	39	Very low - Medium	18'-36 in. Ht.	3'-6 ft. w.	
VINES/SPHAGN	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH	
	PAR TRI	Parthenocissus tricuspidata	Boston Ivy	5 gal.	7	Low - Medium	25'-40 ft. Ht.	6'-10 ft. w.	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	GRE TAM	Grewia longipes Mt. Tamborith	Mt. Tamborith Woolly Grewia	1 gal.	1,447 sf	Low	18'-36 in. Ht.	3'-6 ft. w.	
	JUN HOR	Jurinea horridula	Creeper Juniper	Existing	664 sf	Medium	6'-18 in. Ht.	6'-10 ft. w.	

Shade Calculations

NO TREES WERE CALCULATED IN SHADING NUMBERS					
TREE	N.A.	100% SHADE VALUE	75% SHADE VALUE	50% SHADE VALUE	25% SHADE VALUE
Covered parking/ lot					= 5340
CALCULATED TOTAL	= 0	= 0	= 0	= 0	= 5340
TOTAL: 5340					
REQUIRED TOTAL					
AREA OF PARKING	10309 SQ. FT.				
AREA REQUIRED TO BE SHADED 50%	10309 X .5% = 5154 SQ. FT. REQUIRED				
PERCENT PARKING AREA SHADED = 52.0%					

WELO STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PLANTING DESIGN PLAN.
11-17-22

ROCKLIN CAR WASH
PRELIMINARY LANDSCAPE.

SCALE: 1"=16'-0"
DRAWING NO.
DATE: 11-17-22

