



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: January 29, 2018

Project Name and Requested Approvals:

ATRIA ROCKLIN STORAGE BUILDING
DESIGN REVIEW, DR2018-0002

Staff Description of Project:

This application is a request for approval of a Design Review to allow the construction of a 1,361 square foot storage building with landscaping at the northwest edge of the existing Atria Rocklin Senior Living facility.

Location:

The subject site is located within the Atria Rocklin Senior Living facility at 3201 Santa Fe Way.
APN 017-350-051.

Existing Land Use Designations:

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).

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, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

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

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\Atria Rocklin Storage Building.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: ATRIA OF ROCKLIN - STORAGE BUILDING
 LOCATION: 3201 SANTA FE WAY, ROCKLIN CA 95765
 ASSESSOR'S PARCEL NUMBERS: 017-350-052 051
 DATE OF APPLICATION (STAFF): 1/29/18 RECEIVED BY (STAFF INITIALS): ym
 FILE NUMBERS (STAFF): _____ FEES: \$5481
 RECEIPT No.: R23989

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: Email review and comments 10/2/17-DD

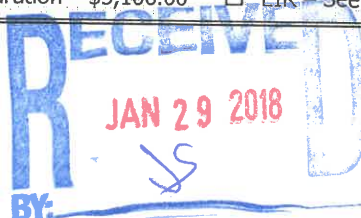
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|--|---|--|
| <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 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 checked="" type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

DR 2018-0002
File Number

Environmental Requirements: (STAFF)

- ☒ Exempt - \$1,277.00
☐ Negative Declaration - \$5,166.00
☐ Mitigated Negative Declaration - \$6,311.00
☐ EIR - See Fee Schedule



UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: _____	Acres: _____	_____ Pub. Sewer	_____ Pub. Sewer
Proposed: _____	Square Feet: _____	_____ Septic Sewer	_____ Septic Sewer
Zoning:	Dimensions: _____	_____ Pub. Water	_____ Pub. Water
Existing: _____	No. of	_____ Well Water	_____ Well Water
Proposed: _____	Units: _____	_____ Electricity	_____ Electricity
	Building	_____ Gas	_____ Gas
	Size: _____	_____ Cable	_____ Cable
	Proposed		
	Parking: _____		
	Required		
	Parking: _____		
	Access: _____		

PROJECT REQUEST: _____

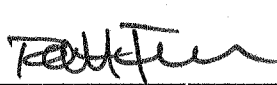

ADDITION OF A 1361 SF STORAGE STRUCTURE
ON THE PREMISES.

(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.)

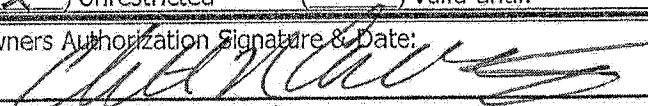
PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER:	VENTAS HEALTHCARE REALTY		
ADDRESS:	353 N. CLARK ST SUITE 3300		
CITY:	CHICAGO	STATE:	IL ZIP: 60654-4708
PHONE NUMBER:	312-660-3800		
EMAIL ADDRESS:	_____		
FAX NUMBER:	_____		
SIGNATURE OF OWNER	 (FOR VENTAS, SEE PG. 6)		
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)			
NAME OF APPLICANT (If different than owner):	THE OLYMPUS GROUP, INC.		
CONTACT:	RICH FRANCIS		
ADDRESS	8850 GREENBACK LANE SUITE C		
CITY:	SACRAMENTO	STATE:	CA ZIP: 95662
PHONE NUMBER:	916-396-6228		
EMAIL ADDRESS:	RICHF@OLYGROUP.NET		
FAX NUMBER:	_____		
SIGNATURE OF APPLICANT			

X

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:	ATRIA ROCKLIN STORAGE BUILDING
Location:	ROCKLIN, CA
Assessors Parcel Number(s):	017-350-052
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	
Name of person and / or firm authorized to represent property owner (Please print): THE OLYMPUS GROUP, INC. RICH FRANCIS OR JOHN BITTERMANN	
Address (Including City, State, and Zip Code): 8850 GREENBACK LANE SUITE C ORANGEVALE CA 95662	
Phone Number:	916-396-6228
Fax Number:	
Email Address:	RICH@OLYGROUP.NET
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 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 checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:	
Owners Authorization Signature & Date: 	
Owners Name (Please Print): ARHC CAROCCA01, LLC	
Owners Address (Including City, State, and Zip Code): 500 North Hurstbourne Parkway, Suite 200 Louisville, KY 40222	
Phone Number:	502/357-9000
Email Address:	

X

**NOTIFICATION OF
OWNERS OF MINERAL RIGHTS**

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There **are / are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, Christen Cummings, the applicant or applicant's representative, **have / have not** (circle one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

 1/16/18
Signature Date

X

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2017, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,216.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,078.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,266.25 and \$3,128.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

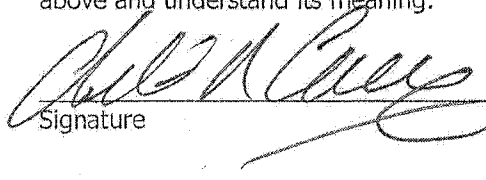
PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount no later than the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Chadwick Cummings, the applicant or applicant's representative, have read the information above and understand its meaning.

 1/16/18
Signature Date

X

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, ☒ is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem: _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 1/16/2018

Applicant: 

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

X

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

ARHC CAROCCA01, LLC

Applicant's Name (printed)



Applicant's Signature

Date



City of Rocklin

Planning Division

3970 Rocklin Road

Rocklin, California 95677

Phone (916) 625-5160 FAX (916) 625-5195

ENVIRONMENTAL INFORMATION SHEET

(To be completed by
applicant)

LOCATION OF PROJECT (ADDRESS) 3201 SANTA FE WAY, ROCKLIN CA 95765

ASSESSORS PARCEL # 017-350-052

NAME OF PROJECT ATRIA OF ROCKLIN - STORAGE BLDG.

CONTACT/APPLICANT RICH FRANCIS

ADDRESS 8850 GREENBACK LN STE C ORANGEVALE CA 95662

PHONE 916-396-6228 EMAIL RICHF@OLYGROUP.NET.

Project Description - Describe in detail. Add separate sheet if necessary.

OWNER WISHES TO ADD A 1361 SF STORAGE BUILDING NEAR
THE NORTH/WEST PROPERTY LINE.

Property size:

Square Feet

Acres

Land Use:

Existing

Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification.

PART OF THE EXISTING ATRIA ASSP. LIVING. PAST INFO IS NOT AVAILABLE.

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible: UNKNOWN

OTHER REQUIRED PERMITS OR APPROVALS:

Permit or Approval

Agency

Address

Contact Person/Phone

UNKNOWN

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

SENIOR LIVING + MEMORY CARE. (MULTI FAMILY?)

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

EXISTING LANDSCAPE. SHRUBS, TREES, GROUNDCOVER

2. What are the surrounding land uses? ASSISTED LIVING FACILITY (X)

East X West X North WETLANDS South X

3. Is the project proposed on land which contains fill or a slope of 10% or more? YES

4. Are there any existing erosion problems? NO

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? _____

If so, describe in detail, or refer to attached soils report.

NO

6. Grading, excavating or filling activities - Quantity of cubic yards to be:

a. Moved within the site LESS THAN 30

b. Deposited on the site LESS THAN 30

c. Removed from the site LESS THAN 30

Disposal site UNKNOWN. MOST LIKELY LOCAL

7. Are there any streams or permanent water courses on the site? NO

Describe _____

8. Will the proposed project change drainage patterns or the quality of groundwater?

If so explain. If not, why not. NO, PROJECT WILL UTILIZE EXISTING DRAINAGE IMPROVEMENTS. WILL NOT AFFECT GROUNDWATER.

9. Will the project affect any drainage channel, creek, pond or any other water body?

Describe below: NO

10. Is any portion of the property located in a flood plain? NO.
If so describe _____
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? YES. EXISTING WETLANDS TO THE NORTH.
PROJECT WILL NOT ENCRPOACH.
12. Are there any trees or shrubs on the project site? YES.
What types? UNKNOWN
Are any to be removed or transplanted? TREE WILL REMAIN
State the location of transplant site: _____
State the number & species to be removed: VARIOUS SHRUBS + GROUND COVER TO
BE REMOVED AT BLDG. FOOTPRINT.
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
NO
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? NO
15. What type of equipment will be associated with the project during construction?
BACKHOE, SMALL BOBTAIL OR DUMP TRUCK. LOADER OR
BULLDOZER.
During permanent operation? NONE
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
NONE
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: DUST (DURING CONST. ONLY)
18. Will the project create any new light source, other than street lighting? If yes, describe below:
NO
19. Is this property covered by a Williamson Act contract? NO
20. Has this property ever been used for agricultural purposes? NO If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials?
NO
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? NO
23. How close is the nearest school? ~~UNKNOWN~~ ROCKLIN H.S. ± 1 MILE

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: 1361
 Building height measured from ground to highest point in feet: ± 15' INC. ROOF
 Number of floors/stories: 1
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: N/A
 Project site coverage: Building 1361 sq.ft. 80 %
 Landscaping 400 sq.ft. 20 %
 Paving sq.ft. %
 Exterior building materials: MATCH EXISTING DEVELOPMENT
 Exterior building colors: " "
 Wall and/or fencing material: N/A
 Total number of off-street parking spaces required: NONE Provided: NONE
 Total number of bicycle parking spaces: NONE

25. Is there any exposed mechanical equipment associated with the project?
 Location and screening method

26. RESIDENTIAL PROJECTS

Total lots Total dwelling units
 Density/acre Total acreage

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

N/A

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s):
 Oriented to: Regional City Neighborhood
 Hours of operation:
 Total occupancy/Building capacity:
 Gross floor area: Number of fixed seats:
 Number of employees (total): Employees per shift: Number of Shifts
 Number of visitors/customers on site at busiest time (best estimate):
 Other occupants (specify):

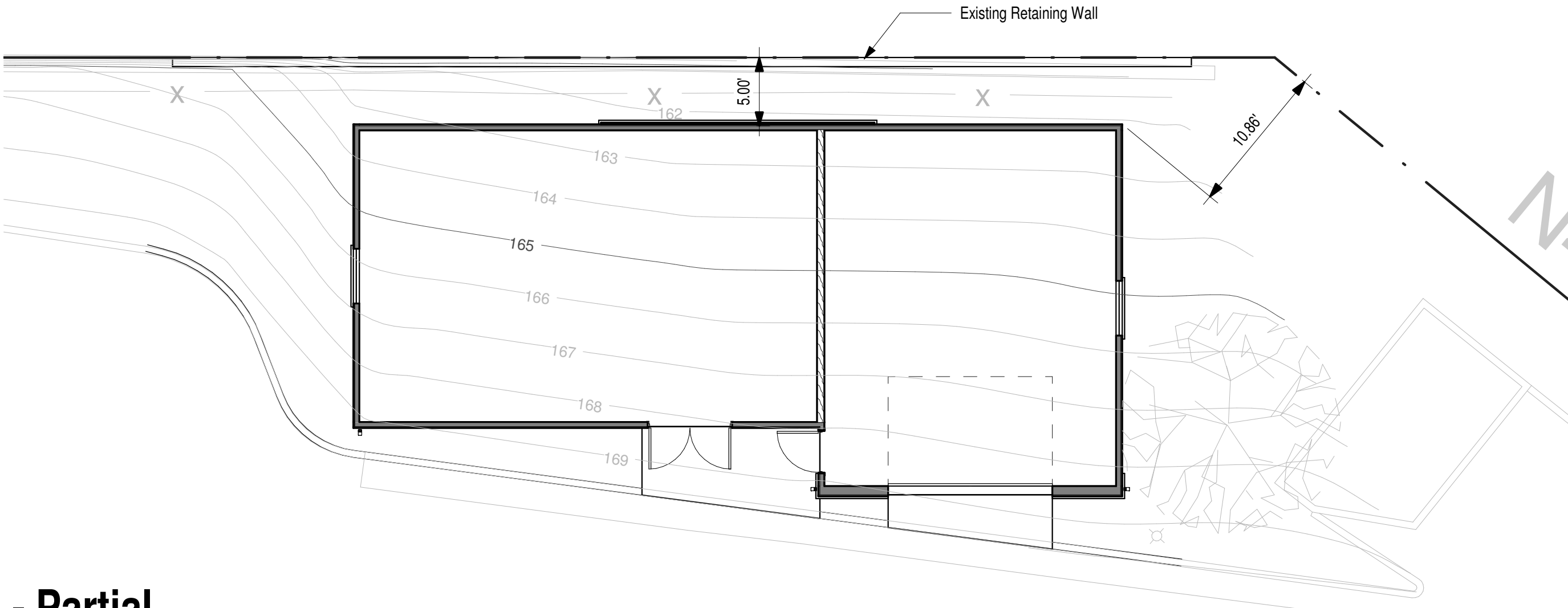
ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year?

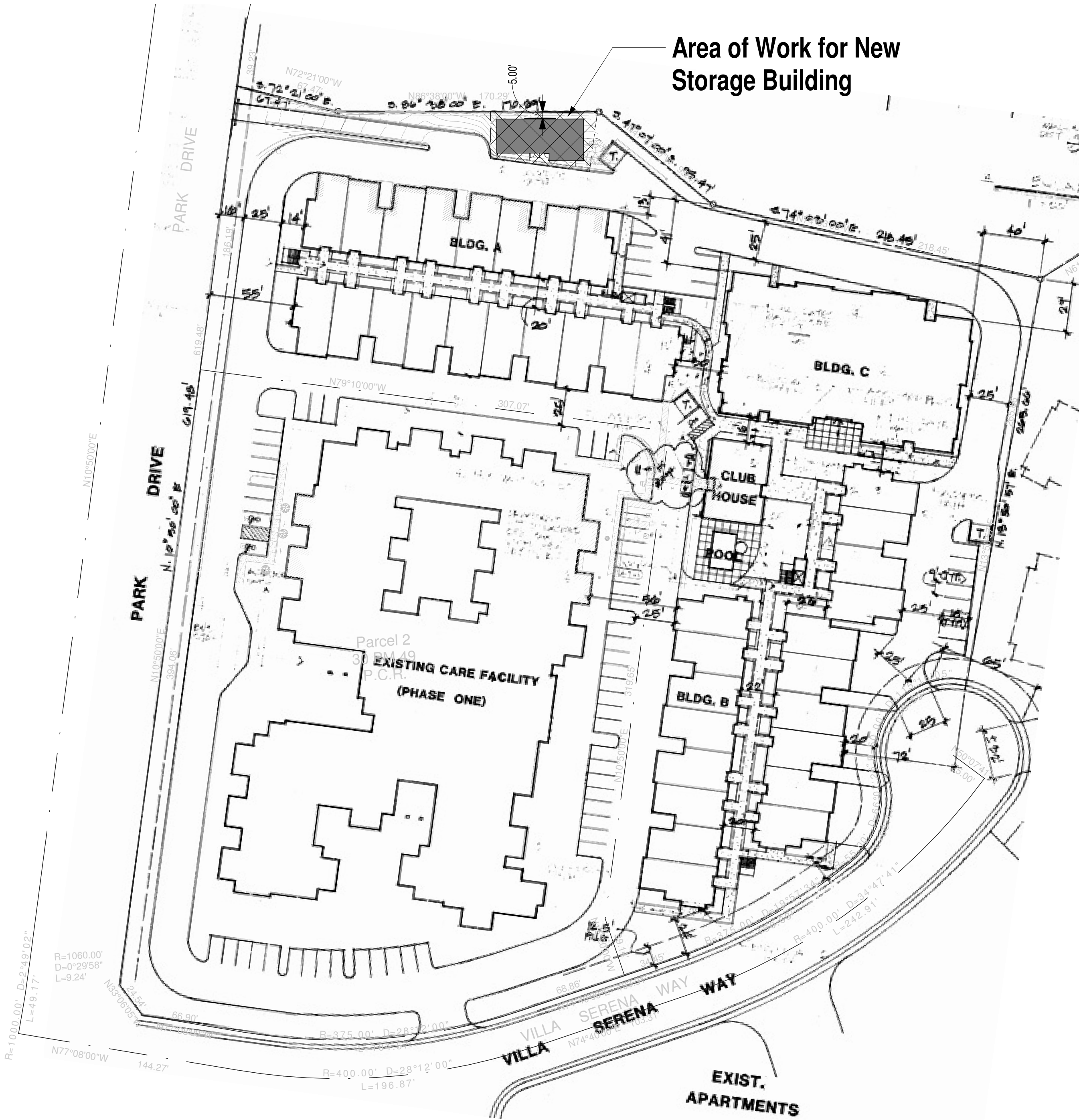
29. Will the proposed use involve any toxic or hazardous material? YES
Is the project site within 2,000 feet of an identified hazardous/toxic site? NO
Is the project site within 2,000 feet of a school or hospital? NO
If the project involves any hazardous material, explain: PAINT, CLEANERS
30. How many new residents is the project estimated to generate? NONE
31. Will the project generate a demand for additional housing? NO
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? NONE
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? NO
If yes, explain _____
34. How close is the project to the nearest public park or recreation area? + 2,000' OR MORE
35. What school districts will be affected by this project? NONE
36. Describe energy-efficient features included in the project. LIGHTING ONLY
37. Describe how the following services or utilities will be provided:
Power and Natural Gas VIA EXISTING SERVICE ALREADY ONSITE
Telephone N/A
Water VIA EXISTING SERVICE ONSITE
Sewer N/A
Storm Drainage GRAVITY FLOW TO EXIST. DRAIN INLET
Solid Waste VIA EXISTING SERVICE.
38. Will the project block any vista or view currently enjoyed by the public? NO
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? NO
40. Are there any archaeological features on the site? NO If so, will the project result in any impact to these features? _____



1 Photo-Storage Bldg Location
A1.1 1/4" = 1'-0"



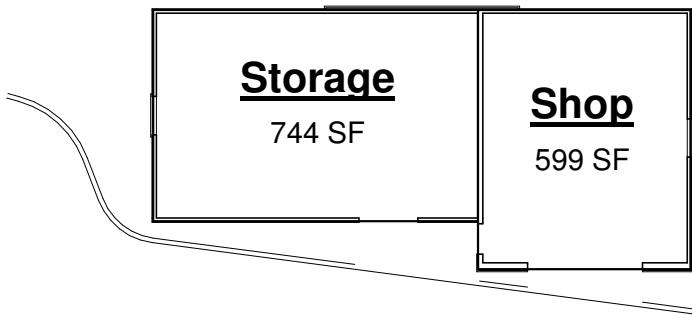
SP1 Site Plan - Partial
A1.1 1/8" = 1'-0"



SP2 Site Plan-Overall
A1.1 1" = 50'-0"

Scope of Work

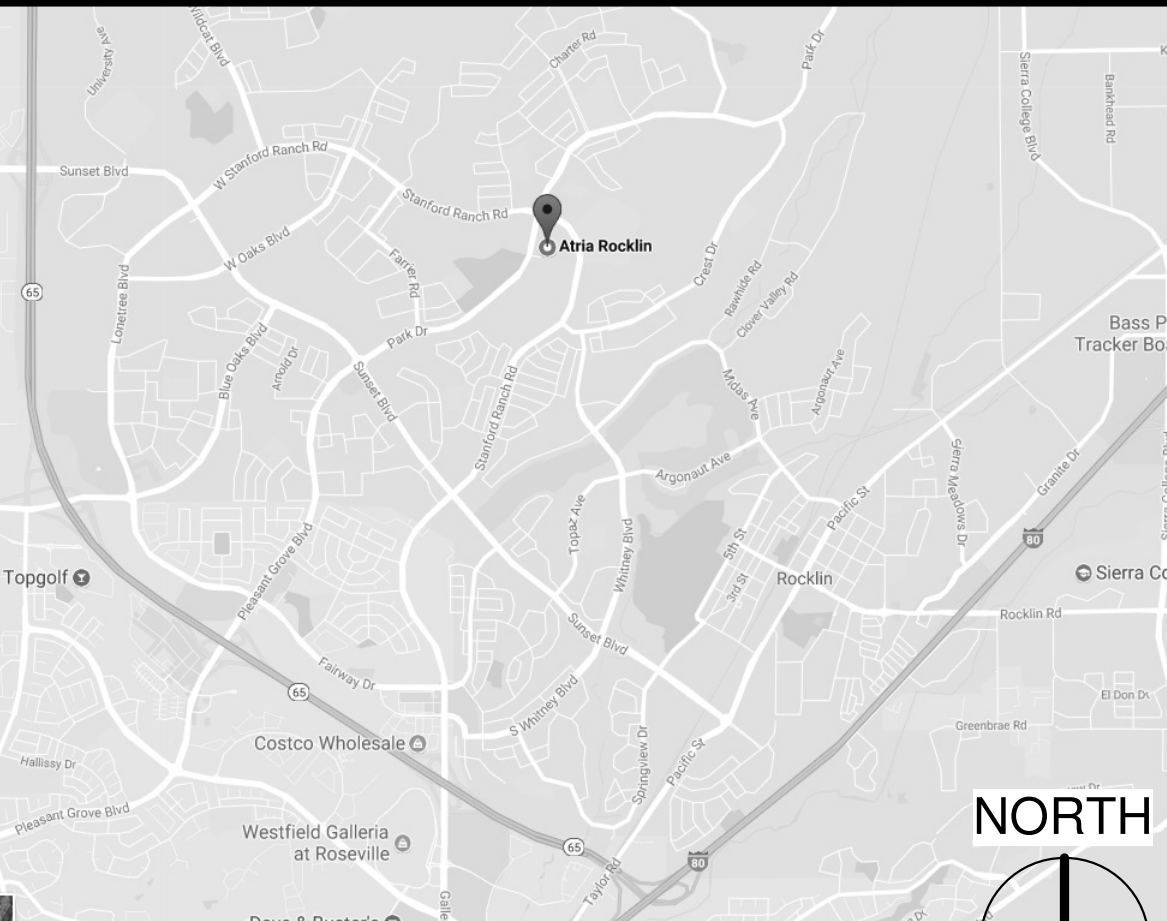
The project consists of the construction of a wood framed structure for use as stroage and a small shop to service the existing Atria facility. The materials, architectural details, finishes, and color will match the existing buildings.



AP1 Area Plan
A1.1 1" = 20'-0"

Area Schedule

Name	Area
Shop	599 SF
Storage	744 SF
	1343 SF

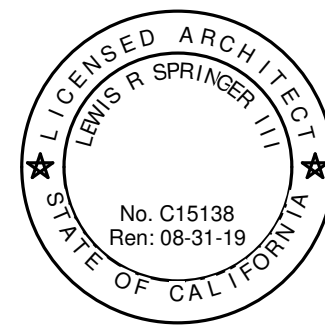


VM Vicinty Map
A1.1 1/4" = 1'-0"

Drawing List

Sheet Number	Sheet Name	Current Revision
1: Architectural		
A1.1	Site Plan and Project Info	
A2.1	Floor & Roof Plan	
A4.1	Elevations	
A5.1	Sections	
2: Color Board		
CB	Color Board	

LRS...Architecture
Architecture ... Certified Access Specialists (CASp)
(916) 995-4795 email: LRS@LRSARCHITECTURE.COM



Project Information:

Atria Rocklin - Storage Building

Project Number: 16R10
Drawn by: Jrs...
Date: 10/27/2017
Revisions

Set: Sheet Title:
Site Plan and Project Info

Design Review - Shop/Storage Building

Sheet Number:
A1.1

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE OLYMPUS GROUP CONSULTING AND ENGINEERING AND MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE OLYMPUS GROUP, INC.
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LEGEND

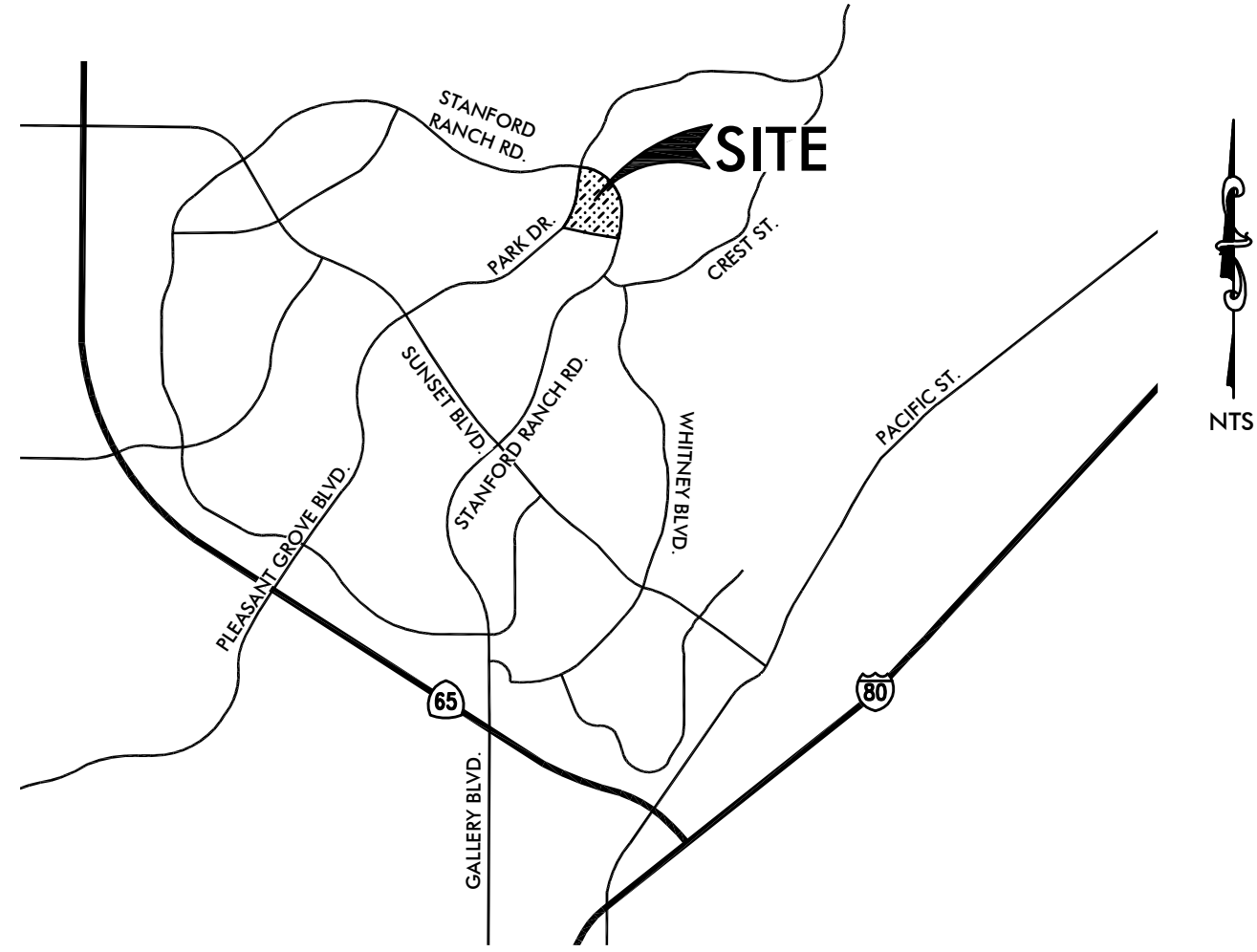
DESCRIPTION	EXISTING	PROPOSED
LOT LINES	---	---
EASEMENT	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CURB & GUTTER	==	==
DITCH	---	---
STORM DRAIN	---XX"SD---	---SD---
SANITARY SEWER	---XX"SS---	---SS---
WATER	---XX"W---	---W---
GAS LINE	---G---	---G---
FIRE SERVICE	---	---FS---
CULVERT	---	---
SDMH	⊙	⊙
AREA DRAIN	⊙	⊙
DROP INLET	□	■
DIRECTION OF SURFACE FLOW	→	→
SSMH	○	●
SSCO	○	●
SEWER SERVICE	○	●
BLOW OFF	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
MONUMENT	⊙	⊙
UTILITY POLE	⊙	⊙
UTILITY POLE WITH LIGHT	⊙	⊙
STREET LIGHT	⊙	⊙
POST TOP STREET LIGHT	⊙	⊙
FENCE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
HEDGE	---	---
JUNCTION/PULL BOX	⊙	⊙
SIGN	⊙	⊙
GRADE BREAK LINE	---	---
FINISH GRADE ELEVATION	+	+
TREE & DRIPLINE	---	---

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
A.E.	APPROVED EQUAL
AP	ANGLE POINT
ARV	AIR RELEASE VALVE
BK	BOOK
BOC	BACK OF CURB
BOV	BLOW-OFF VALVE
BOW	BACK OF WALK
BW	BOTTOM OF WALK
CG	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CP	CAR POOL
DETL	DETAIL
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST	DISTRICT
DWG	DRAWING
(E)	EXISTING OR EAST
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
EXIST	EXISTING
EV	ELECTRIC VEHICLE
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FP	FINISH PAVEMENT
G	GAS
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INTX	INTERSECTION
INV	INVERT
IRR	IRRIGATION
LF	LINEAR FEET
LT	LEFT
NFPA	NATIONAL FIRE PREVENTION ACT
NO	NUMBER
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
OMP	OPEN METAL PIPE
P	PAVERS
PIV	POST INDICATOR VALVE
(P)	PROPOSED
PROP	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
POC	POINT OF CONNECTION
PL	PROPERTY LINE
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDWK	SIDEWALK
S.O.	SIDE OPENING
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SVC	SERVICE
SW	SIDEWALK
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TYP	TYPICAL
TS	TOP OF SLOPE
TW	TOP OF WALL
W	WATER
WV	WATER VALVE
WM	WATER METER

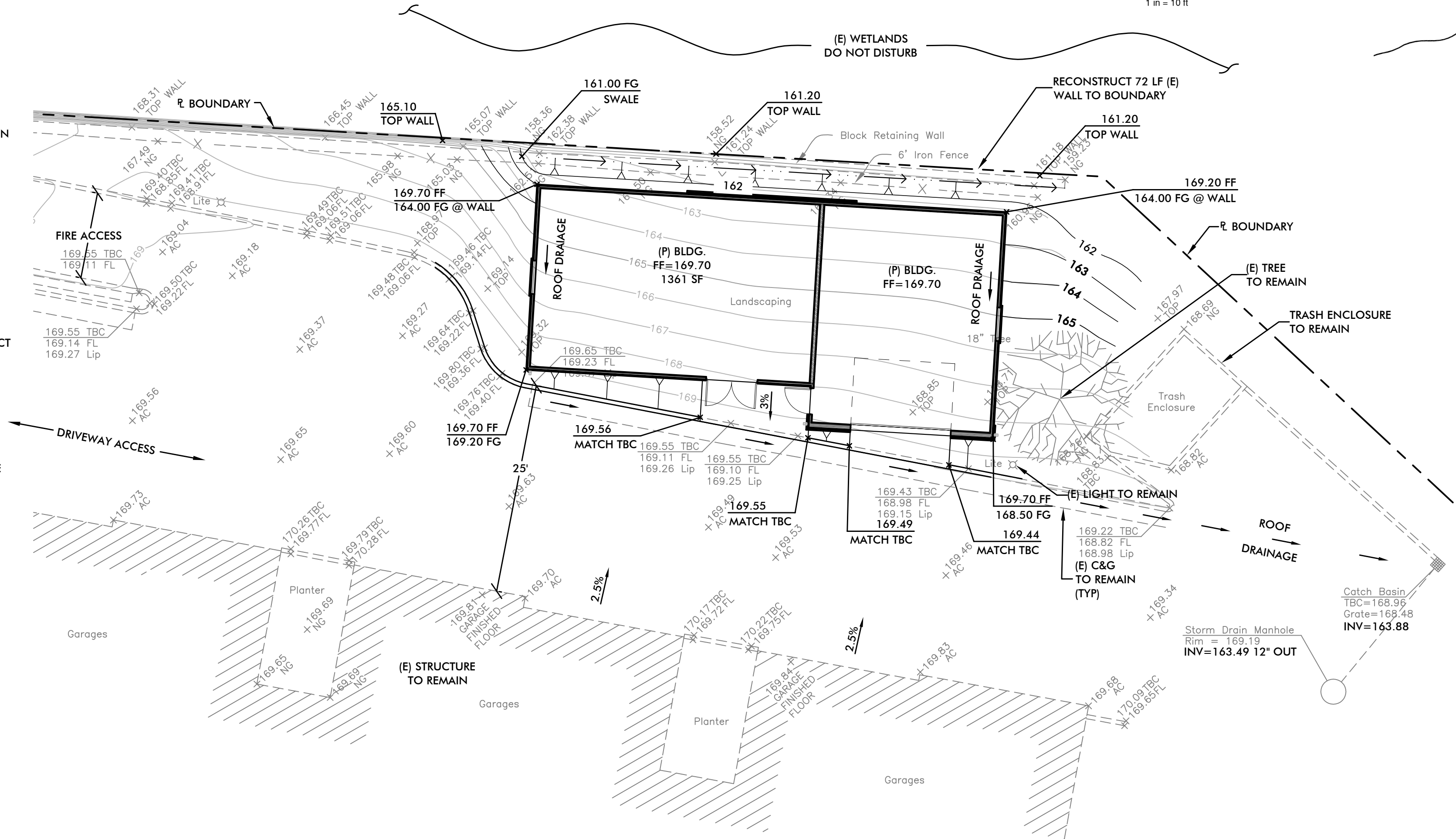
PRELIMINARY PLANS FOR
ATRIA - ROCKKLIN
3201 SANTA FE WAY
CITY OF ROCKKLIN, PLACER COUNTY
CALIFORNIA 95765
APN: 017-350-052

VICINITY MAP



SHEET INDEX

1 C1 GRADING PLAN



BENCHMARK

DESCRIPTION: 2" BRASS DISC IN MONUMENT WELL AT INTERSECTION PARK DRIVE AND STANFORD RANCH ROAD. STAMPED "RCE 21478".
R 10-2

ELEVATION: 159.46 FEET

BASIS OF BEARINGS

THE BEARING N00°50'00"E ALONG CENTERLINE OF PARK DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 30 OF PARCEL MAPS, PAGE 49, PLACER COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN HEREON.

DRAINAGE NOTE

THE PROPOSED STRUCTURE WILL ROUTE ALL ROOF DRAINAGE TO THE FRONT OF BUILDING TO DOWNSPOUTS THAT WILL CONVEY RUNOFF TO THE EXISTING DRIVEWAY ACCESS AND THEN INTO THE EXISTING DRAINAGE INLET TO THE EAST.

DEMOLITION NOTE

THERE ARE NO EXISTING STRUCTURES TO BE DEMOLISHED. THE PROPOSED SITE CONTAINS SHRUBS AND GROUND COVER ONLY.

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G. & E.		530-889-3270
ELECTRICITY	SMUD		
TELEPHONE	AT&T	RAYMOND REYNAUD	707-258-5126
WATER	PLACER COUNTY WATER AGENCY		530-823-4850
SEWER	SOUTH PLACER MUN. UTILITY DIST.		916-786-8555
DRAINAGE	CITY OF ROCKKLIN		916-625-5140
FIRE	ROCKKLIN FIRE DEPARTMENT		
CABLE T.V.	WAVE		916-652-9479
UNDERGROUND	U.S.A.		800-227-2600

OWNER:

ATRIA ROCKKLIN
3201 SANTA FE WAY
ROCKKLIN, CA 95765
PHONE: (916) 672-9639

ARCHITECT:

LRS ARCHITECTS
3407 HANEY ROAD
CAMERON PARK, CA 95682

ENGINEER:

THE OLYMPUS GROUP, INC.
8850 GREENBACK LANE, SUITE C
ORANGEVALE, CALIFORNIA 95662
PHONE: 916-396.6228
WWW.OLYGROUP.NET
CONTACT: RICH FRANCIS



REVISIONS:



PRELIMINARY PLANS FOR
ATRIA - ROCKKLIN
3201 SANTA FE WAY
TITLE SHEET/GRADING PLAN
CITY OF ROCKKLIN, CALIFORNIA

PRELIMINARY - NOT FOR CONSTRUCTION



DRAWN BY: STAFF
CHECKED BY: R. FRANCIS
DATE: NOV. 2017
SCALE: 1"=10'

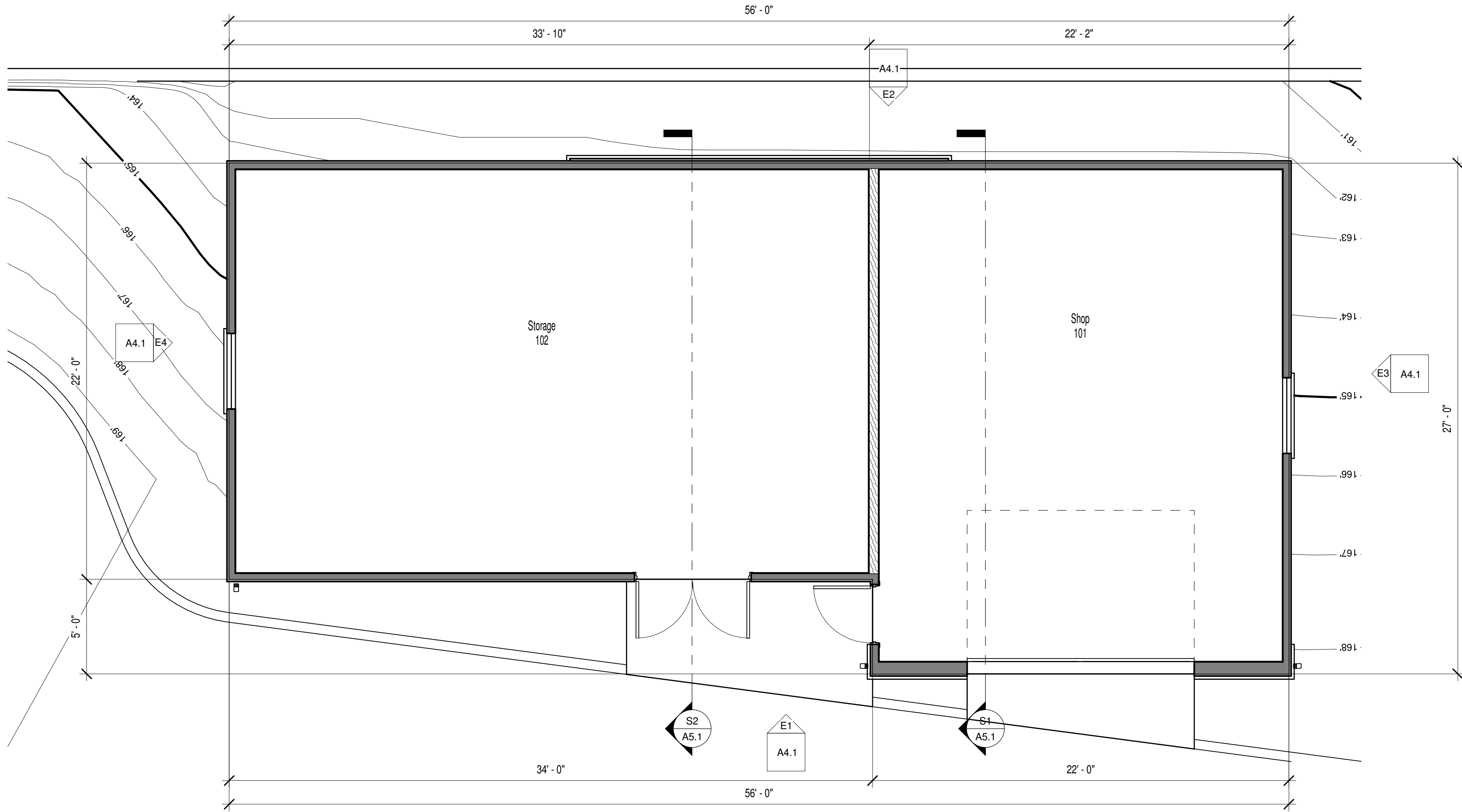
THE OLYMPUS GROUP
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8850 GREENBACK LANE, SUITE C
ORANGEVALE, CA 95662
PHONE: 916-396.6228
WWW.OLYGROUP.NET

PROJECT NO: 16-008
C1
SHEET 1 OF 1

P2
A2.1

Roof Plan

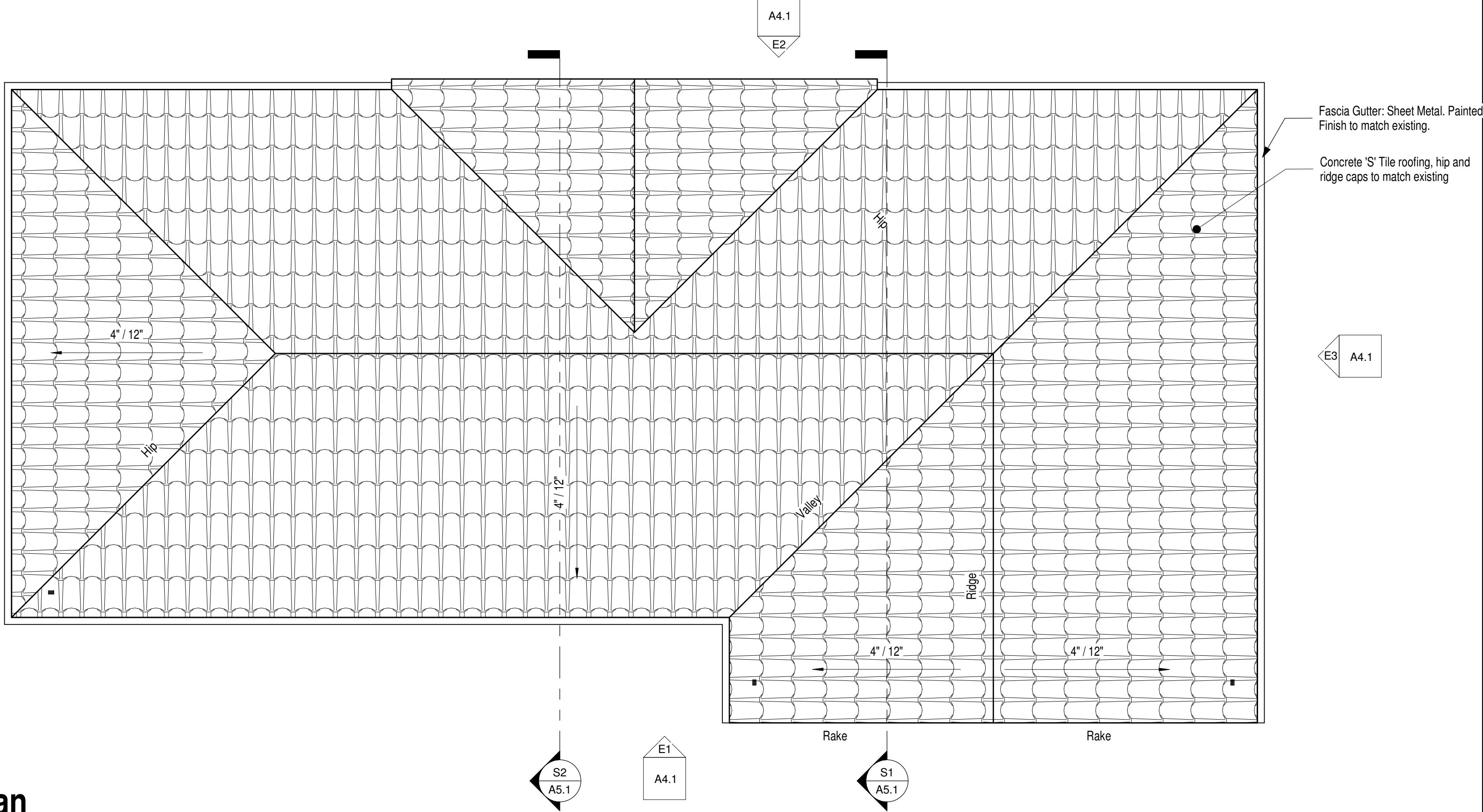
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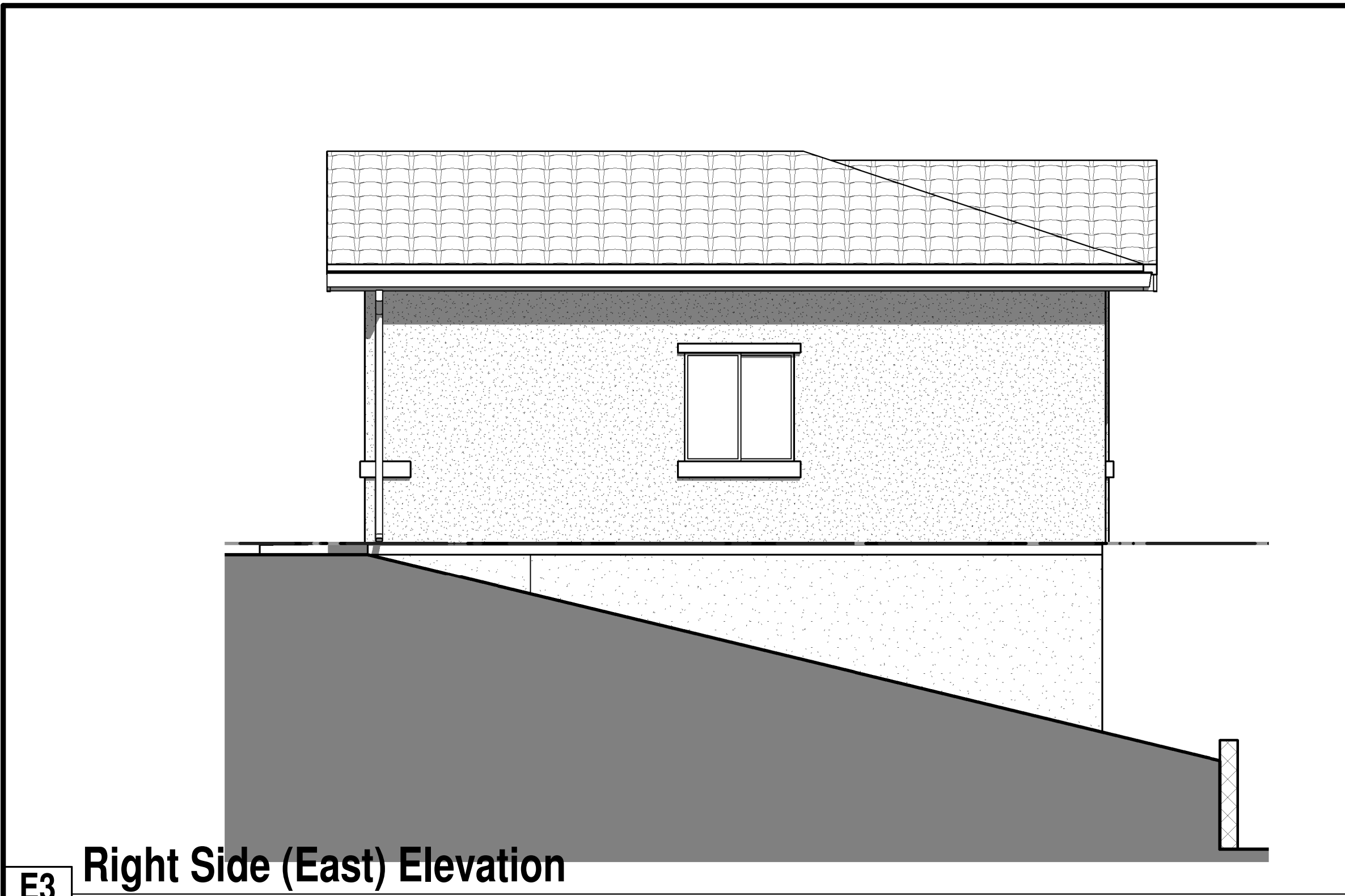


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A2.1

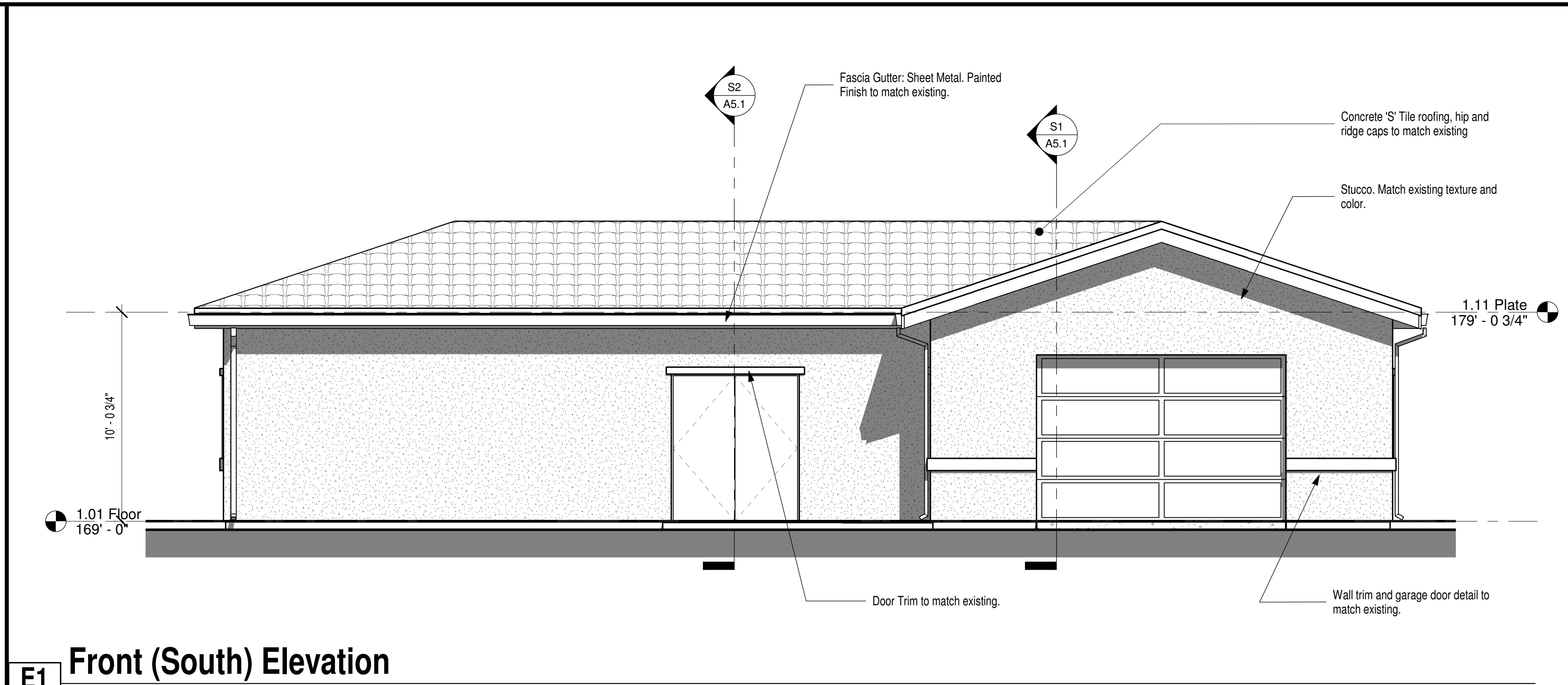
1.01 Floor

1/4" = 1'-0"

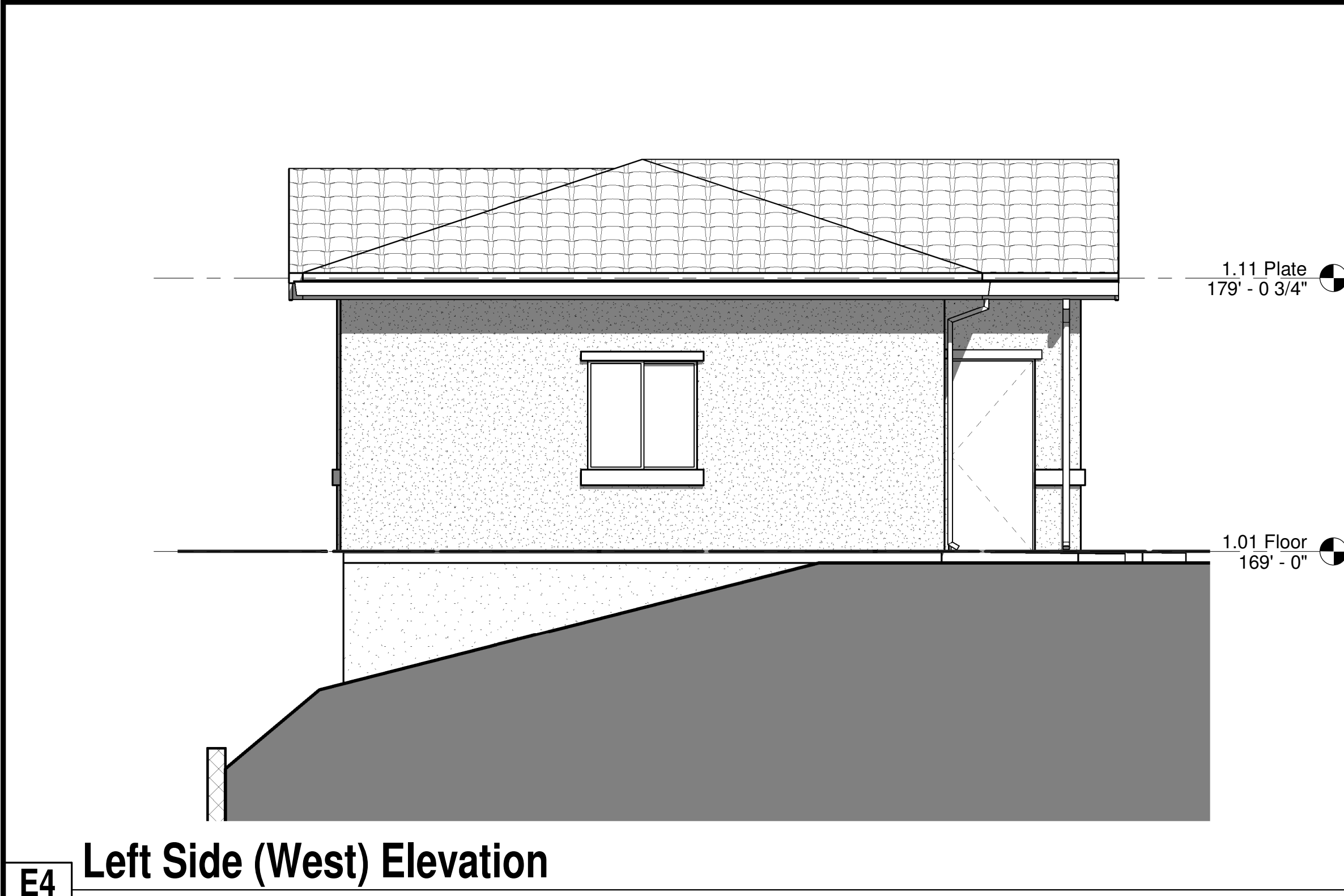




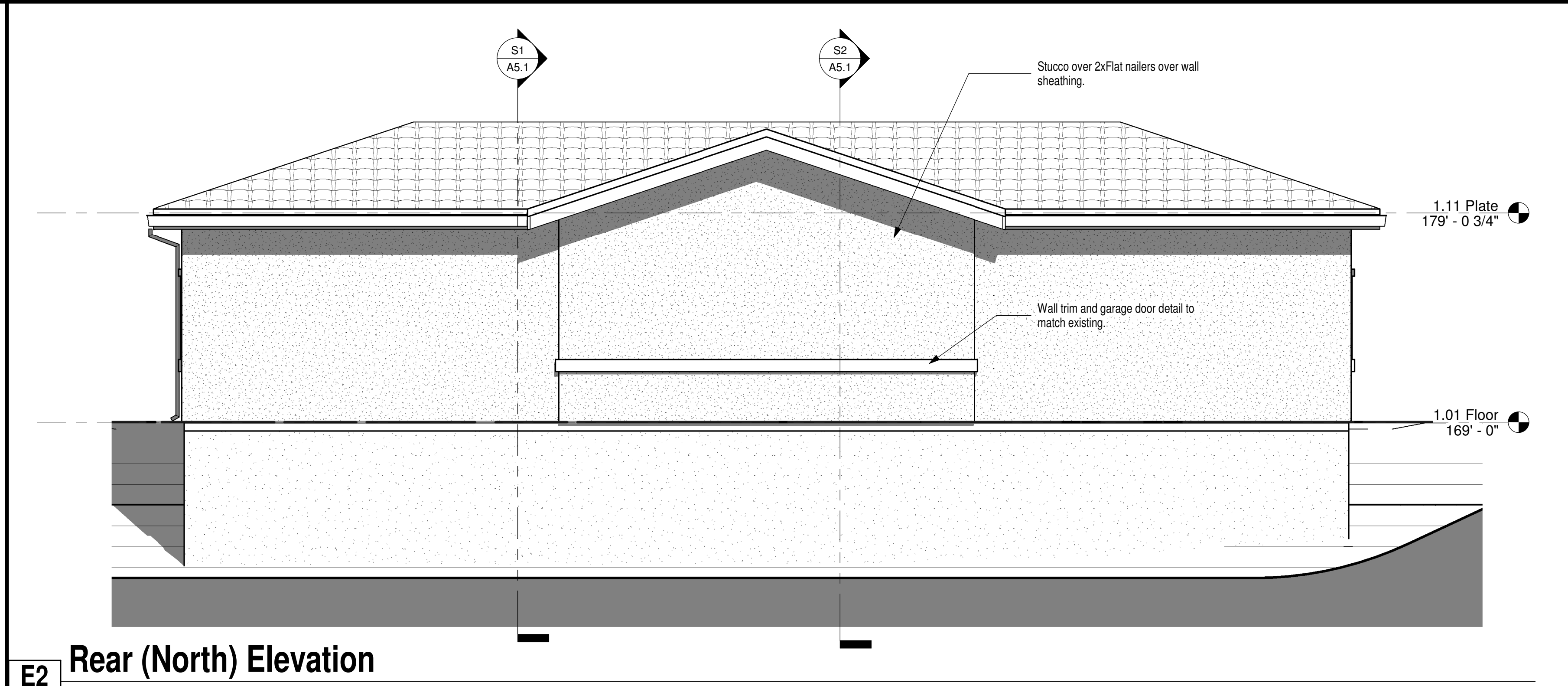
E3 Right Side (East) Elevation
A4.1 1/4" = 1'-0"



E1 Front (South) Elevation
A4.1 1/4" = 1'-0"



E4 Left Side (West) Elevation
A4.1 1/4" = 1'-0"



E2 Rear (North) Elevation
A4.1 1/4" = 1'-0"



Existing Building

LRS...Architecture
Architecture ... Certified Access Specialists (CASp)
(916) 995-4795 email: LRS@LRSARCHITECTURE.COM

LICENCED ARCHITECT
LARRY R. SPRINGER II
No. C15138
Ren: 08-31-19
STATE OF CALIFORNIA

Project Information:

Atria Rocklin - Storage Building

Project Number:
16R10

Drawn by:
LRS...

Date:
10/27/2017

Revisions

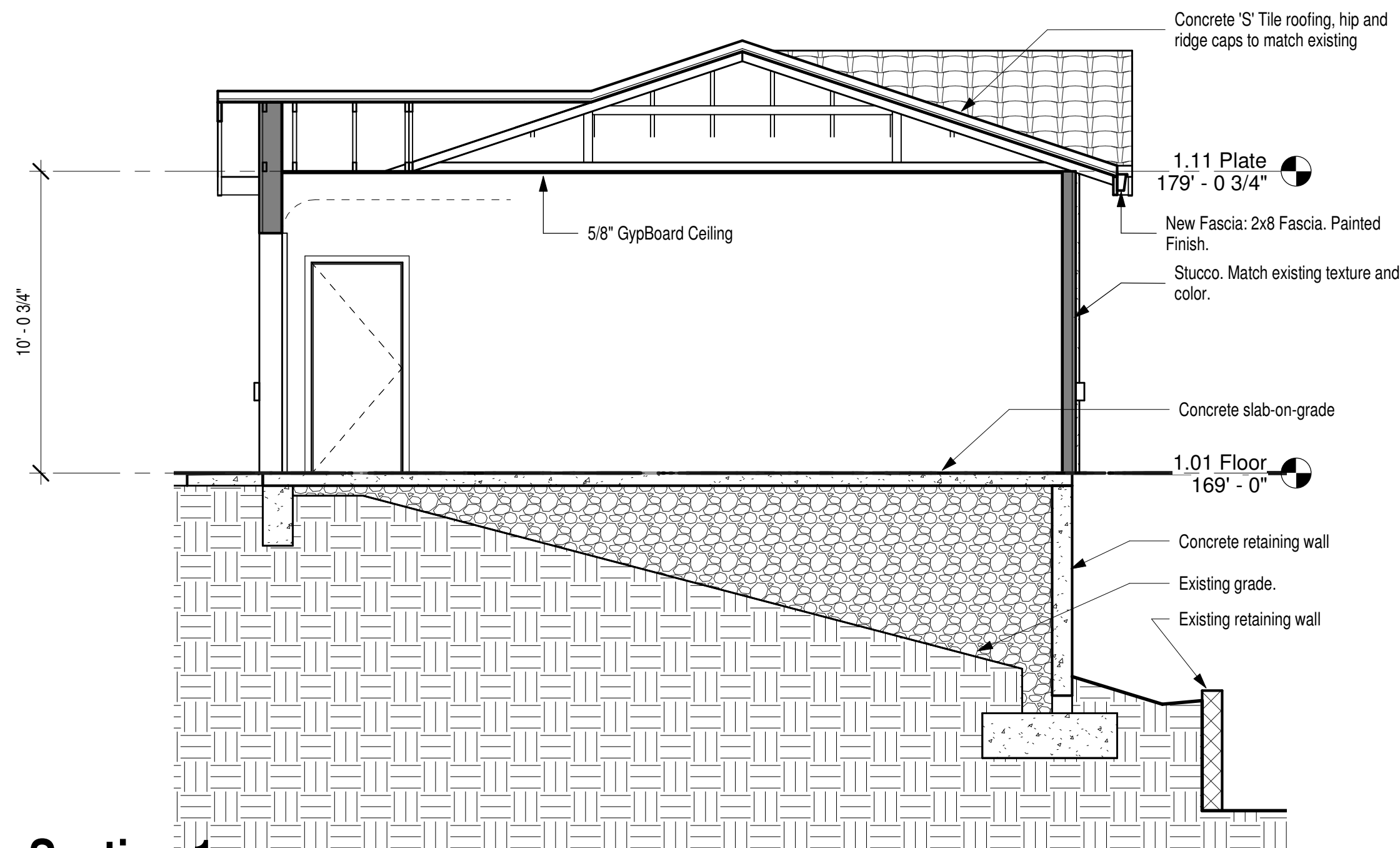
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Sheet Title:
Elevations

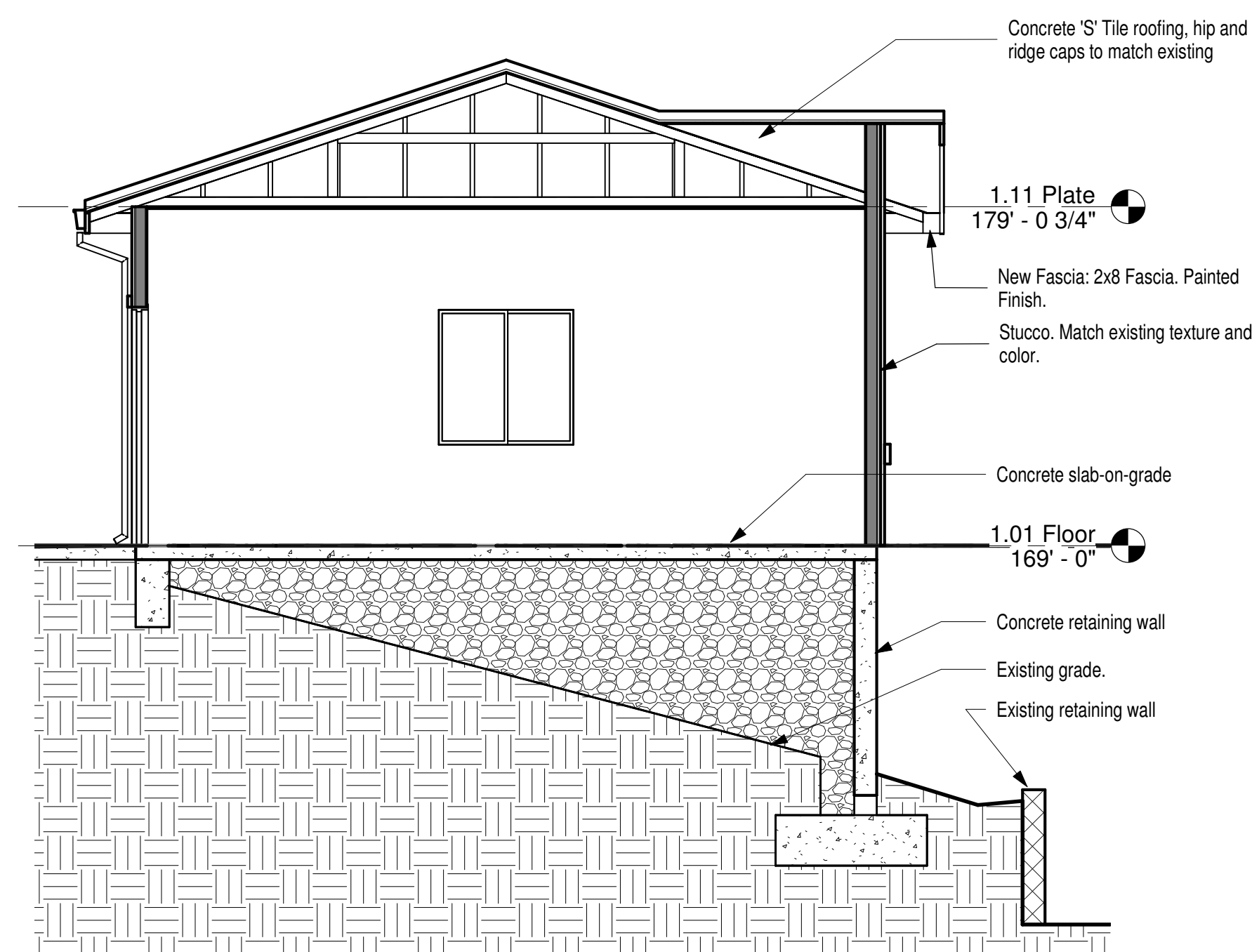
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S1
A5.1

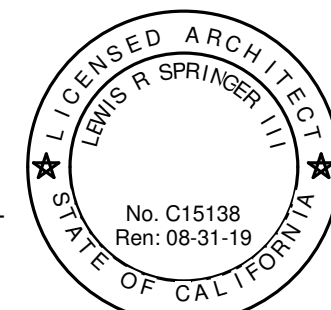


S2	Section 2
	1/4" = 1'-0"

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LRS...Architecture



Project Information

Atria Rocklin - Storage Building

Project Number
16R10

Drawn by: lrs...

Date: _____

Revisions

Set:	Sheet Title
------	-------------

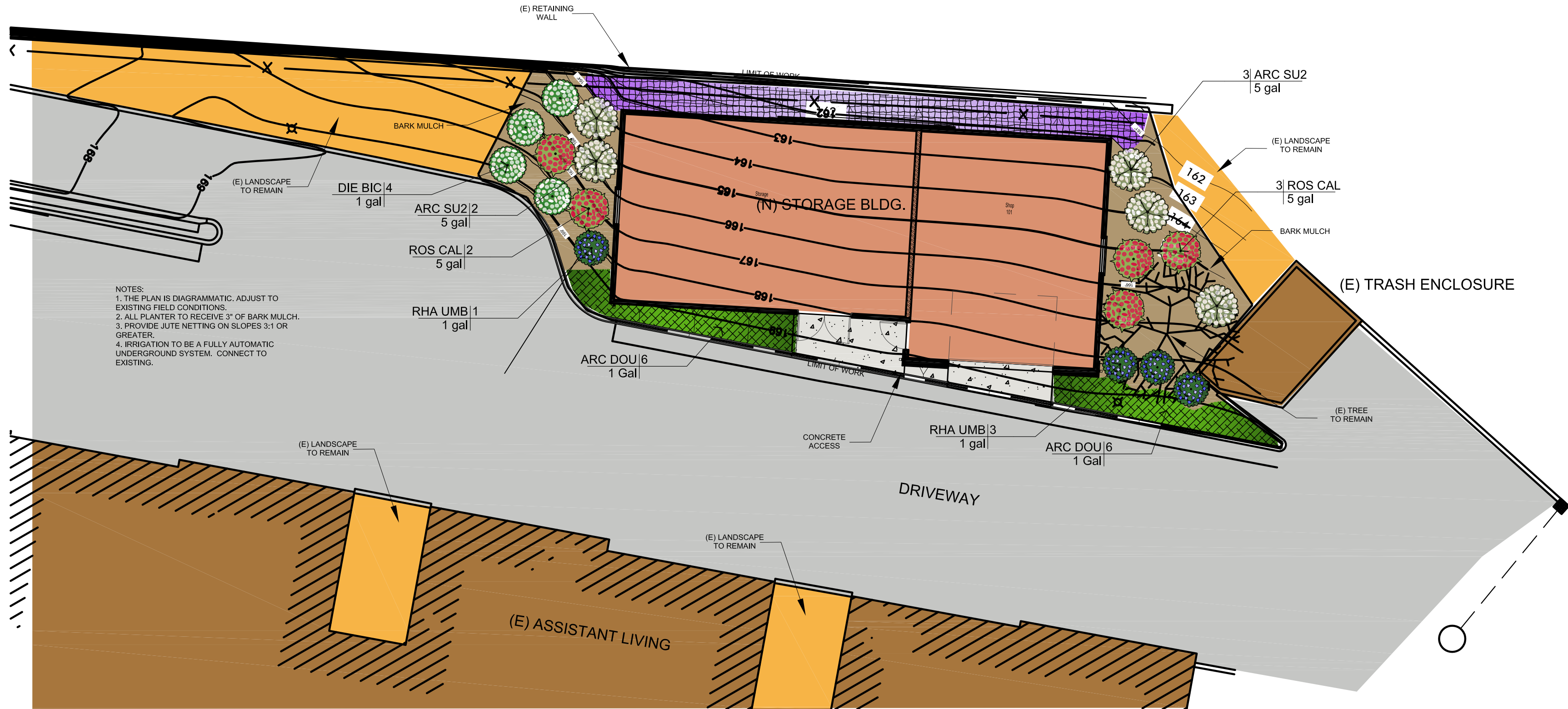
Design Review - Shop/Storage Building

Sections

Sheet Number:

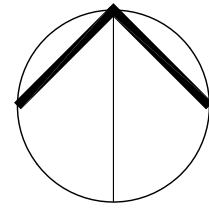
A5.1

P:\PROJECTS\CURRENT\OLYMPUS GROUP - 05\060023 ROCKLIN ATRIA ASSIATED LIVING\DWG\060023-PRELIM_COLOR_2018-01-25.DWG Jan 24, 2018 10:02:00 P:\PROJECTS\CURRENT\OLYMPUS GROUP - 05\060023 ROCKLIN ATRIA ASSIATED LIVING\DWG\060023-PRELIM_COLOR_2018-01-25.DWG



NOTES:
1. THE PLAN IS DIAGRAMMATIC. ADJUST TO EXISTING FIELD CONDITIONS.
2. ALL PLANTER TO RECEIVE 2" OF BARK MULCH.
3. PROVIDE JUTE NETTING ON SLOPES 3:1 OR GREATER.
4. IRRIGATION TO BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. CONNECT TO EXISTING.

0 10 20 30 feet
SCALE: 1" = 10'



PLANT SCHEDULE

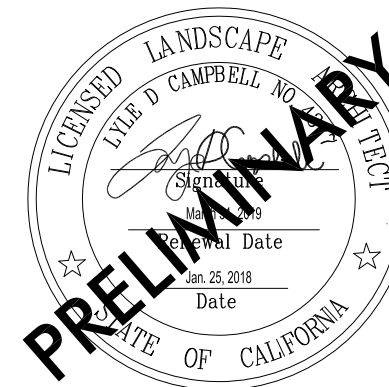
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	WATER USE	WIDTH x HEIGHT	
	ARC SU2	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	5	LOW	4'-5' x 4'-5'	
	DIE BIC	Dietes bicolor / Fortnight Lily	1 gal	4	LOW	2'-3' x 2'-3'	
	RHA UMB	Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	1 gal	4	LOW	5'-6' x 6'-8'	
	ROS CAL	Rosa californica / California Wild Rose	5 gal	5	LOW	4'-8' x 4'-8'	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	WATER USE	WIDTH x HEIGHT
	ARC DOU	Arctostaphylos x 'John Dourley' / John Dourley Manzanita	1 Gal	48" o.c.	12	LOW	1'-3' x 4'-6'
	ROS IRE	Rosmarinus officinalis 'Irene' TM / Irene Trailing Rosemary	1 Gal	36" o.c.	26	LOW	2'-3' x 6'-8'



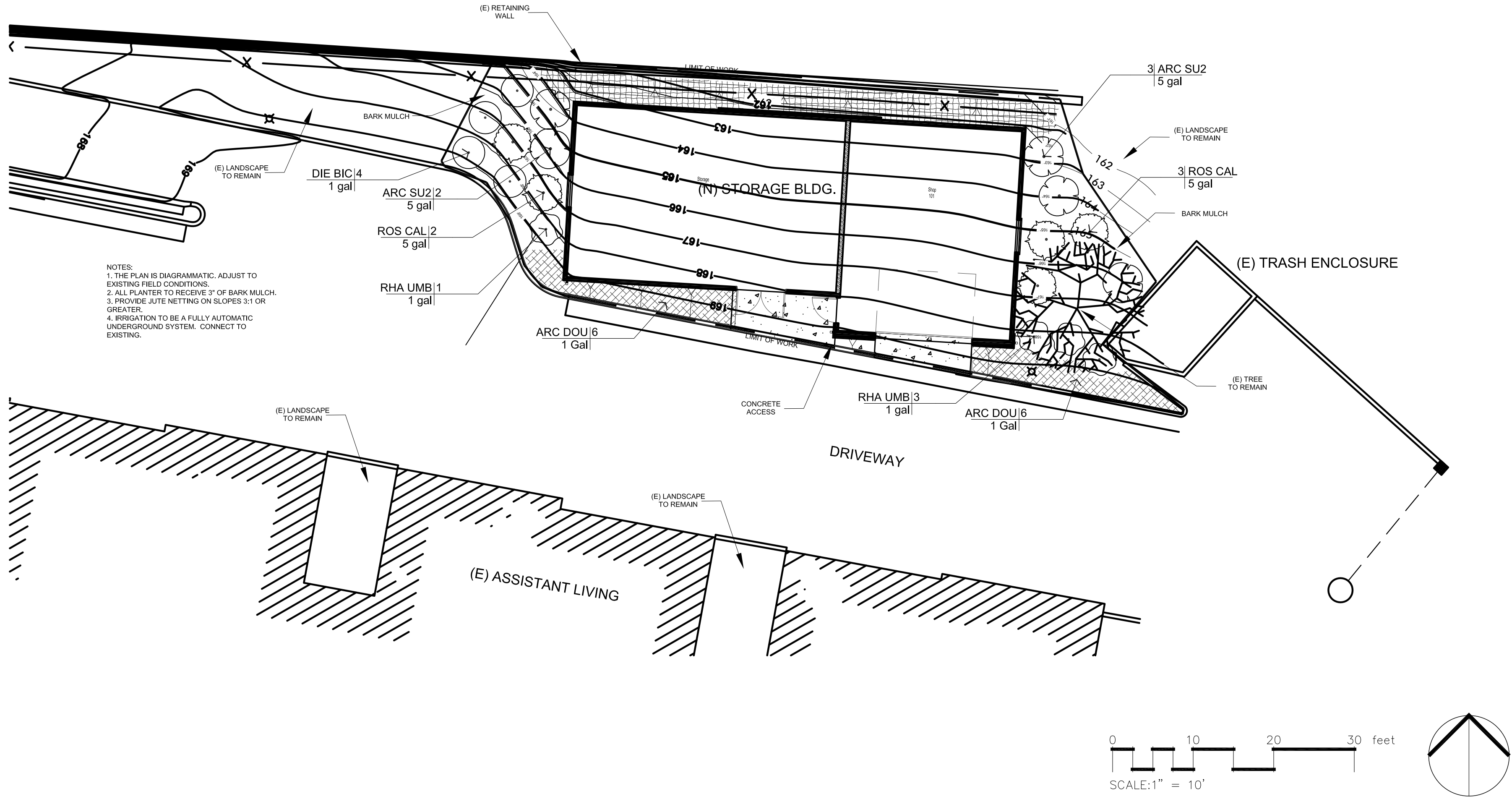
REVISIONS:
△

PRELIMINARY PLANS FOR
ATRIA - ROCKLIN
COLORED PLANTING PLAN

CITY OF ROCKLIN, CALIFORNIA
PRELIMINARY - NOT FOR CONSTRUCTION



THE OLYMPUS GROUP
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DRAWN BY: STAFF
DESIGNED BY: D. CAMPBELL
CHECKED BY: J. CAMPBELL
DATE: JAN. 2018
SCALE: 1"=20'
PROJECT NO.: 16-008
L2
SHEET 2 OF 2



PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	WATER USE	WIDTH x HEIGHT	
	ARC SU2	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	5	LOW	4'-5' x 4'-5'	
	DIE BIC	Dietes bicolor / Fortnight Lilly	1 gal	4	LOW	2'-3' x 2'-3'	
	RHA UMB	Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	1 gal	4	LOW	5'-6' x 6'-8'	
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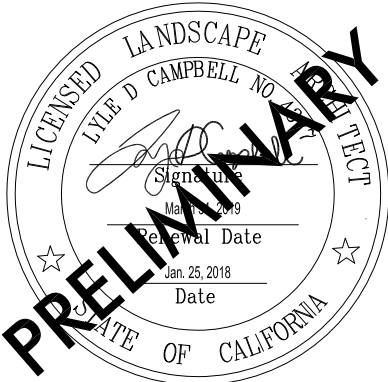


REVISIONS:



PRELIMINARY PLANS FOR
ATRIA - ROCKLIN
PRELIMINARY PLANTING PLAN

CITY OF ROCKLIN, CALIFORNIA
PRELIMINARY - NOT FOR CONSTRUCTION



THE OLYMPUS GROUP
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DRAWN BY: STAFF
DESIGNED BY: D. CAMPBELL
CHECKED BY: P. FRANCIS
DATE: JAN. 24, 2018
SCALE: 1"=20'

PROJECT NO: 16-008

L1
SHEET 1 OF 2



**All materials, finishes, textures,
and colors to match existing.**

LRS...Architecture LEWIS R. SPRINGER, III Architect, Certified Access Specialist (CASP) 916 995-4795 LRS@LRSARCHITECTURE.COM	Project: Atria Rocklin - Storage Building Project Number: 16R10 3201 Santa Fe Way, Rocklin, CA 95765	Set: Design Review - Shop/Storage Building	Date: 11/09/17
		Sheet Title: Color Board	Sheet Number: CB