



New Project Information

The City of Rocklin is 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: October 9, 2025

Project Name and Requested Approvals:

Rocklin Public Market

DESIGN REVIEW, DR2025-0008

CONDITIONAL USE PERMIT, U2025-0004

ENVIRONMENTAL, ENV2025-0014

Staff Description of Project:

The Rocklin Public Market is a request for a Design Review and Conditional Use Permit to construct and operate a mixed-use center within the Business Attraction, Retention, and Revitalization (BARRO) Overlay Zone. The project would consist of four buildings and a central plaza on a site overlooking Quarry Park. The development includes a two-story retail building, a two-floor market hall, a three-story mixed-use building with 20 residential units above ground-floor commercial space, and a two-story brewery and restaurant. The project also includes a new parking lot designed to function together with nearby City-owned parking areas.

Location:

5255 Pacific Street; Assessor's Parcel Number (APN) 010-170-026

Land Use Designation(s)/Zoning:

The property is designated Mixed Use (MU) in the Rocklin General Plan. The property is zoned C-4 within the BARRO Overlay Zone

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

Applicant & Property Owner:

The owner is the Successor Agency to the Redevelopment Agency of the City of Rocklin. The applicant is G3 Concepts, Inc. (Taylor Judkins).

Attached Information:

For additional detail, please visit the following link: <https://www.rocklin.ca.us/post/>



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 Public Market

LOCATION: 5255 Pacific St

ASSESSOR'S PARCEL NUMBERS: 010-170-026

DATE OF APPLICATION (STAFF): 10/09/25 RECEIVED BY (STAFF INITIALS): Anderson

FILE NUMBERS (STAFF): DR2025-0008, U2025-0004, ENV2025-0014 FEES: \$21,395

RECEIPT NO.: R63319

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: 06-05-2024

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 type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee:
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:		<input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee: n/a	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: n/a	<input checked="" type="checkbox"/> Major (CC Approval) Fee: n/a
<input type="checkbox"/> General Development Plan* (PDG) Fee:	<input type="checkbox"/> Design Review (DR) <input checked="" type="checkbox"/> Commercial Fee: n/a	<input type="checkbox"/> Variance (V) Fee:
	<input type="checkbox"/> Residential Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit
	<input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Planning Commission Fee:
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$20,942.00		<input type="checkbox"/> City Council Fee:
		<input type="checkbox"/> Modification to Approved Projects Fee:
		File Number: _____

Environmental Requirements: (STAFF)

☒ Exempt - \$471
☐ Negative Declaration –

☐ Mitigated Negative Declaration –
☐ EIR – See Fee Schedule

15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:		PROPERTY DATA:		UTILITIES:	
				EXISTING	PROPOSED
Existing:	<u>MU</u>	Acres:	<u>2.96</u>	<input type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed:	<u>MU</u>	Square Feet:	<u>128937.60</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
ZONING:		Dimensions:	<u></u>	<input type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing:	<u>C-4 (BARRO)</u>	No. of Units:	<u>4 C, 20 Res</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed:	<u>C-R (BARRO)</u>	Building Size:	<u>68,381</u>	<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
		Proposed Parking:	<u>~244</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
		Required Parking:	<u>236</u>	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
		Access:	<u>Quarry Park +</u>		

PROJECT REQUEST:

The Rocklin Public Market is a request for a Design Review and Conditional Use Permit to construct and operate a mixed-use center within the Business Attraction, Retention, and Revitalization (BARRO) Overlay Zone. The project would consist of four buildings and a central plaza on a site overlooking Quarry Park. The development includes a two-story retail building, a two-floor market hall, a three-story mixed-use building with 20 residential units above ground-floor commercial space, and a two-story brewery and restaurant. The project also includes a new parking lot designed to function together with nearby City-owned parking areas.

(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: Successor Agency to the Redevelopment Agency of the City of Rocklin

ADDRESS: 3970 Rocklin Road

CITY: Rocklin STATE: CA ZIP: 95677

PHONE NUMBER: 916-625-5570

EMAIL ADDRESS:

FAX NUMBER:

SIGNATURE OF OWNER

Signed by:

F20E9748AA2D9408...

(Signature Authorizing Appli ignature letter if signature is other than property owner.)

NAME OF APPLICANT

(If different than owner): G3 Concepts, Inc.

CONTACT: Taylor Judkins

ADDRESS: 3845 S Higuera St, Suite 210

CITY: San Luis Obispo STATE: Ca ZIP: 93401


PHONE NUMBER: 619-890-5950

EMAIL ADDRESS: taylorjudkins@g3realestate.com

FAX NUMBER:

SIGNATURE OF APPLICANT

Taylor Judkins

 Digitally signed by Taylor Judkins
Date: 2025.07.08 16:30:17 -07'00'

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: _____

Location: _____

Assessors Parcel Number(s): _____

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):

G3 Concepts, Inc

Taylor Judkins

Address: **3845 S Higuera St, Suite 210**

City: **San Luis Obispo** State: **Ca** Zip: **93401**

Phone Number: **6198905950** Fax Number: _____

Email Address: **taylorjudkins@g3realestate.com**

The above named person or firm is authorized as:

Agent (____) Buyer (☒) Lessee (____)

The above named person or firm is authorized to (check all that are applicable):

(☒) File any and all papers in conjunction with the aforementioned request, including signing the application

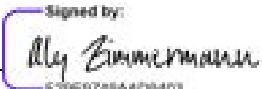
(☒) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

(____) Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

(____) Unrestricted (____) Valid until: _____

Owners Authorization Signature & Date:

Signed by:  Signature: _____ Date: _____

Owners Name (Please Print): _____

Owners Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Email Address: _____

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** ☒ (check one) owner(s) of record of preserved mineral rights on the subject property and I, Taylor Judkins _____, the applicant or applicant's representative, **have** _____ / **have not** ☒ (check 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.

Taylor Judkins Digitally signed by Taylor Judkins
Date: 2025.07.08 16:38:50 -07'00'
Signature

7/8/25
Date

**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, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 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, Taylor Judkins, the applicant or applicant's representative, have read the information above and understand its meaning.

Taylor Judkins
Signature

Digitally signed by Taylor Judkins
Date: 2025.07.08 16:40:10
-07'00'

7/8/25

Date

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, **X** _____ 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: 7/8/25

Applicant: Taylor Judkins

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.

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.

Taylor Judkins

Applicant's Name (printed)

Taylor Judkins

Applicant's Signature

Digitally signed by Taylor Judkins
Date: 2025.07.08 16:42:24 -07'00'

7/8/25

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) 5255 Pacific St
CITY: Rocklin STATE: Ca ZIP: 95677
ASSESSORS PARCEL #: 010-170-026
NAME OF PROJECT: Rocklin Public Market
CONTACT/APPLICANT NAME: G3 Concepts, Inc.
ADDRESS: 3845 S. Higuera St, Suite 210
CITY: San Luis Obispo STATE: CA ZIP: 93401
PHONE: 619-890-5950 EMAIL: taylorjudkins@g3realestate.com

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

See attached entitlement set. Rocklin Public Market is the proposed development of 4 buildings and a central plaza, on a site overlooking Quarry Park. The buildings include a 2-story retail building, a 2-floor market hall, a 3-story mixed use building composed of 2 floors of residential units (20) over ground-floor commercial, and 2-story brewery and restaurant. The project proposes its own parking lot and also includes a shared parking agreement to share parking with the adjacent City lot(s).

Property size:	<u>129,850</u>	<u>2.9</u>
	Square Feet	Acres
Land Use:	<u>Vacant (MU)</u>	<u>MU</u>
	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:

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:

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

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

Vacant, old quarry.

SITE CHARACTERISTICS

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

Small boulders throughout, various trees (see arborist study).

2. What are the surrounding land uses?

East Vacant/Industrial West Commercial/Open Space North Commercial South Commercial/Rec

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

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? No
If so, describe in detail, or refer to attached soils report.

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

- a. Moved within the site: 13855
b. Deposited on the site: 0
c. Removed from the site: 8,115
d. Disposal site: TBD

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? No
If so explain. If not, why not:

9. Will the project affect any drainage channel, creek, pond or any other water body? No
Describe below:

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? No
If so how will they be impacted by the project? _____
12. Are there any trees or shrubs on the project site? Yes
What types? See Arborist Report
Are any to be removed or transplanted? Yes
State the location of transplant site: See Arborist Report + Landscape Plan
State the number & species to be removed: See Arborist Report
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?
Grading + General Construction and excavation

During permanent operation?
Commercial HVAC + Kitchen Exhaust
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? No
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: _____
18. Will the project create any new light source, other than street lighting? yes
If yes, describe below:
Building and site lighting (parking lot + Courtyard)
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? 1 Mile

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

Size of new structure(s) or addition in gross square feet: ~68,000

Building height measured from ground to highest point in feet: 50 Feet (not all buildings)

Number of floors/stories: 2-3

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: None

Project site coverage: Building 68,381 sq.ft. 25 %
 Landscaping 27,044 sq.ft. %
 Paving 106,689 sq.ft. %

Exterior building materials: Stucco, Lap Siding, Board and Batten, Stone Veneer, Metal

Exterior building colors: Brown, White, Blue Gray

Wall and/or fencing material: TBD

Total number of off-street parking spaces required: 236 Provided: ~244

Total number of bicycle parking spaces: TBD

25. Is there any exposed mechanical equipment associated with the project? No
 Location and screening method:

26. RESIDENTIAL PROJECTS

Total lots Total dwelling units 20
 Density/acre 6.75 Total acreage

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			20
Size of lot/unit			~900 SF
Studio			
1 Bedroom			20
2 Bedroom			
3 Bedroom			
4+ Bedroom			

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

Type of use(s): Retail, Office, Restaurant, Brewery, Fitness, Etc.

Oriented to: Regional City X Neighborhood X

Hours of operation: 6AM-11PM

Total occupancy/Building capacity: TBD Pending Use

Gross floor area: 68,831 Number of fixed seats: TBD

Number of employees (total): TBD Employees per shift: TBD Number of Shifts: TBD

Number of visitors/customers on site at busiest time (best estimate): TBD

Other occupants (specify):

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? TBD
29. Will the proposed use involve any toxic or hazardous material? No
 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:
30. How many new residents is the project estimated to generate? 20
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?
 Current: See Traffic Study Estimated: See Traffic Study
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? Adjacent
35. What school districts will be affected by this project? Rocklin Unified School District
36. Describe energy-efficient features included in the project
TBD, possible solar carports
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas: Both, natural gas serving restaurants in particular
 Telephone: Data to tenants and residents
 Water: Water main off quarry park, laterals to buildings
 Sewer: Sewer main down main entrance, laterals to buildings
 Storm Drainage: Retainage on Site
 Solid Waste: Common trash enclosure easily accessible via parking lot
38. Will the project block any vista or view currently enjoyed by the public? None
39. Are there any known historic or significant building features on or near the site? None
 If so, will the project result in any impact to the building?
40. Are there any archaeological features on the site? None
 If so, will the project result in any impact to these features?



PERSPECTIVE VIEW - VIEW LOOKING SOUTHEAST FROM PACIFIC STREET

ROCKLIN PUBLIC MARKET

VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

OWNER:	TAYLOR JUDKINS, G3 REAL ESTATE 3845 S HIGUERA ST, SUITE 210 SAN LUIS OBISPO, CA 93401
ARCHITECT:	RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: SCOTT MARTIN PHONE: (805)-543-1794 SAMARTIN@RRMDESIGN.COM
LANDSCAPE:	RRM DESIGN GROUP 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: CHRIS DUFOUR PHONE: (805)-903-1241 CBDFOUR@RRMDESIGN.COM
CIVIL ENGINEER:	CARTWRIGHT NOR CAL, INC. 3010 LAVA RIDGE C, SUITE 160 ROSEVILLE, CA 95661 CONTACT: MONICA WUEBKER-JARWIN PHONE: (916)-978-4001 MONICAW@CARTWRIGHTENGINEERS.COM
PROJECT ADDRESS:	PACIFIC STREET, ROCKLIN, CA 95677
APN:	010-170-026

PROJECT DESCRIPTION

ROCKLIN PUBLIC MARKET IS THE PROPSD DEVELOPMENT OF 4 BUILDINGS AND A CENTRAL PLAZA, ON A SITE OVERLOOKING QUARRY PARK. THE BUILDINGS INCLUDE A 2-STORY RETAIL BUILDING, A 2-FLOOR MARKET HALL, A 3-STORY MIXED-USE BUILDING COMPOSED OF 2 FLOORS OF RESIDENTIAL UNITS OVER GROUND-FLOOR COMMERCIAL, AND A 2-STORY BREWERY AND RESTAURANT. THE PROJECT PROPOSES ITS OWN PARKING LOT, AND ALSO INCLUDES A LAND SWAP PROPOSAL TO SHARE THE ADJACENT QUARRY PARK PARKING LOT WITH THIS PROJECT.

OF NOTE, A HEIGHT ALLOWANCE PERMIT ALLOWS THE MAXIMUM TO BE INCREASED UP TO FIFTY FEET, AND THE MAXIMUM NUMBER OF STORIES TO BE INCREASED UP TO FOUR.

PROJECT STATISTICS

ZONING	PD-C-4
PARCEL SIZE:	2.9 ACRES (129,850 SF)
BUILDING GROSS AREA	66,560 SF
GROUND FLOOR	38,200 SF
SECOND FLOOR	28,360 SF
THIRD FLOOR	11,365 SF
PROPOSED COVERAGE:	29% (GROUND FLOOR/PARCEL SIZE)
LANDSCAPE AREA	27,044 SF
IMPERVIOUS SURFACE:	106,689 SF
TOTAL AREA CALCS INCLUDING EXISTING PARKING LOT:	133,733 SF
MAX. ALLOWED HEIGHT:	50 FT. (PER ROCKLIN MUNICIPAL CODE 17.50.040)
MAX. PROPOSED HEIGHT:	50 FT.
YARD SETBACKS	REQUIRED PROPOSED
FRONT	5 FT 5FT
SIDE	0 FT 0FT
REAR	10 FT 10FT

OCCUPANCY TYPES & AREA:	
RESIDENTIAL	22,730 SF & 20 UNITS
GENERAL RETAIL	28,950SF
RESTAURANT	10,308 SF
MARKET	9,950 SF & UNIT COUNT

RESIDENTIAL STATISTICS

RESIDENTIAL UNITS	
1-BED	8
2-BED	12
TOTAL RESIDENTIAL UNITS	20

COMMERCIAL STATISTICS

BUILDING 1	
GROUND FLOOR	8,140 SF
SECOND FLOOR	8,140 SF
BUILDING 2	
GROUND FLOOR	9,950 SF
SECOND FLOOR	9,950 SF
BUILDING 3	
GROUND FLOOR	12,670 SF
SECOND FLOOR	11,365 SF
THIRD FLOOR	11,365 SF
BUILDING 4	
GROUND FLOOR	6,900 SF
SECOND FLOOR	3,408 SF

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
COMMERCIAL PARKING REQUIRED:	C-4 1 SPACE PER 250 SQFT GROSS FLOOR AREA (PER ROCKLIN MUNICIPAL CODE 17.50.090)	266
RESIDENTIAL PARKING REQUIRED*:	1.5 SPACES PER 1-BED UNIT 2 SPACES PER 2+ BED UNIT +25% FOR VISITOR PARKING (PER ROCKLIN MUNICIPAL CODE 17.66.020)	12 24 9
TOTAL RESIDENTIAL TOTAL REQUIRED FOR PROPOSED:		48 314
PARKING PROVIDED	STANDARD SPACES ACCESSIBLE SPACES COMPACT SPACES GARAGE NON-ACC. SPACES	52 4 25 4 63
*ROCKLIN MUNICIPAL CODE 17.75.070.C.2, SECTION C ALLOWS OFF-STREET PARKING FOR NEW DEVELOPMENTS IN THE BARRO ZONE DISTRICT. COMMERCIAL USES MAY PROPOSE TO TRANSFER UP TO THEIR ENTIRE ON-SITE PARKING OBLIGATION TO PUBLIC PARKING LOTS SO LONG AS IT MAINTAINS ACCESSIBLE PARKING ON THE PROPERTY.		144 TOTAL

SHEET INDEX

T1	TITLE SHEET
A1	EXISTING SITE SURVEY
A2	PROPOSED SITE PLAN
A3	SITE SECTIONS
A4	EXISTING CITY PHOTOS
A5	INSPIRATION PHOTOS
A6	BUILDING 1 (RETAIL) - PERSPECTIVE
A7	BUILDING 1 (RETAIL) - GROUND FLOOR PLAN
A8	BUILDING 1 (RETAIL) - SECOND FLOOR PLAN
A9	BUILDING 1 (RETAIL) - ROOF PLAN
A10	BUILDING 1 (RETAIL) - ELEVATIONS
A11	BUILDING 2 (MARKET HALL) - PERSPECTIVE
A12	BUILDING 2 (MARKET HALL) - GROUND FLOOR PLAN
A13	BUILDING 2 (MARKET HALL) - SECOND FLOOR PLAN
A14	BUILDING 2 (MARKET HALL) - ROOF PLAN
A15	BUILDING 2 (MARKET HALL) - ELEVATIONS
A16	BUILDING 3 (MIXED-USE) - PERSPECTIVE
A17	BUILDING 3 (MIXED-USE) - GROUND FLOOR PLAN
A18	BUILDING 3 (MIXED-USE) - SECOND FLOOR PLAN
A19	BUILDING 3 (MIXED-USE) - THIRD FLOOR PLAN
A20	BUILDING 3 (MIXED-USE) - ROOF PLAN
A21	BUILDING 3 (MIXED-USE) - ELEVATIONS
A22	BUILDING 3 (MIXED-USE) - ELEVATIONS
A23	BUILDING 4 (BREWERY) - PERSPECTIVE
A24	BUILDING 4 (BREWERY) - GROUND FLOOR PLAN
A25	BUILDING 4 (BREWERY) - SECOND FLOOR PLAN
A26	BUILDING 4 (BREWERY) - ROOF PLAN
A27	BUILDING 4 (BREWERY) - ELEVATIONS
A28	STREET VIEWS
A29	BIRDSEYE
A30	COLOR AND MATERIALS BOARD - BUILDING 1 (RETAIL)
A31	COLOR AND MATERIALS BOARD - BUILDING 2 (MARKET HALL)
A32	COLOR AND MATERIALS BOARD - BUILDING 3 (MIXED-USE)
A33	COLOR AND MATERIALS BOARD - BUILDING 4 (BREWERY)
C1.0	PRELIMINARY GRADING PLAN
C2.0	PRELIMINARY DRAINAGE AND STORMWATER CONTROL PLAN
C3.0	PRELIMINARY SEWER AND WATER LAYOUT
L1	LANDSCAPE SITE PLAN CONCEPT
L2	SITE MATERIALS
L3	SITE FURNISHINGS
L4	TREE PALETTE
L5	PLANT PALETTE



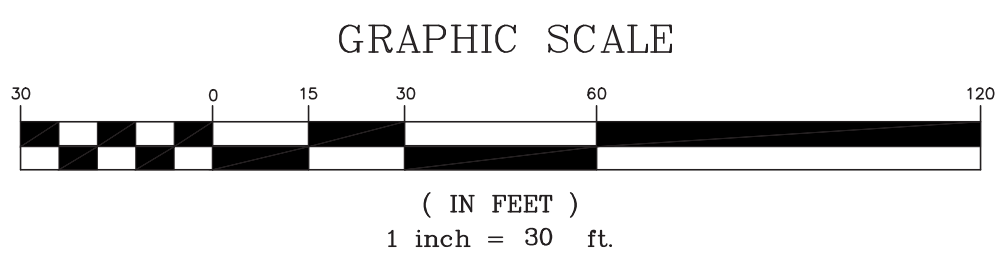
TITLE SHEET

ROCKLIN PUBLIC MARKET

20 JUNE 2025

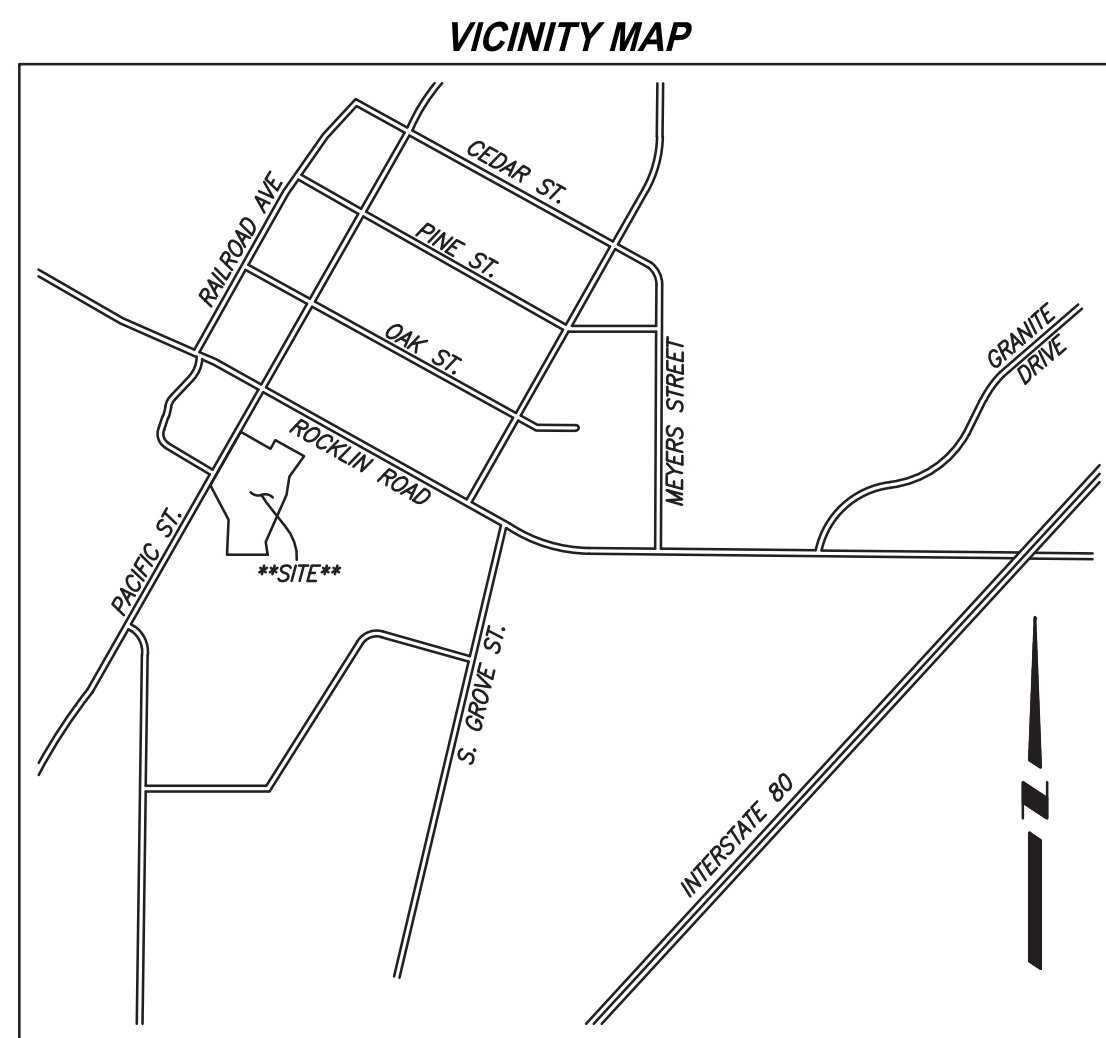
3233-01-CO23

T1



EXCEPTIONS:
THERE ARE NO EASEMENTS LISTED IN THE TITLE REPORT

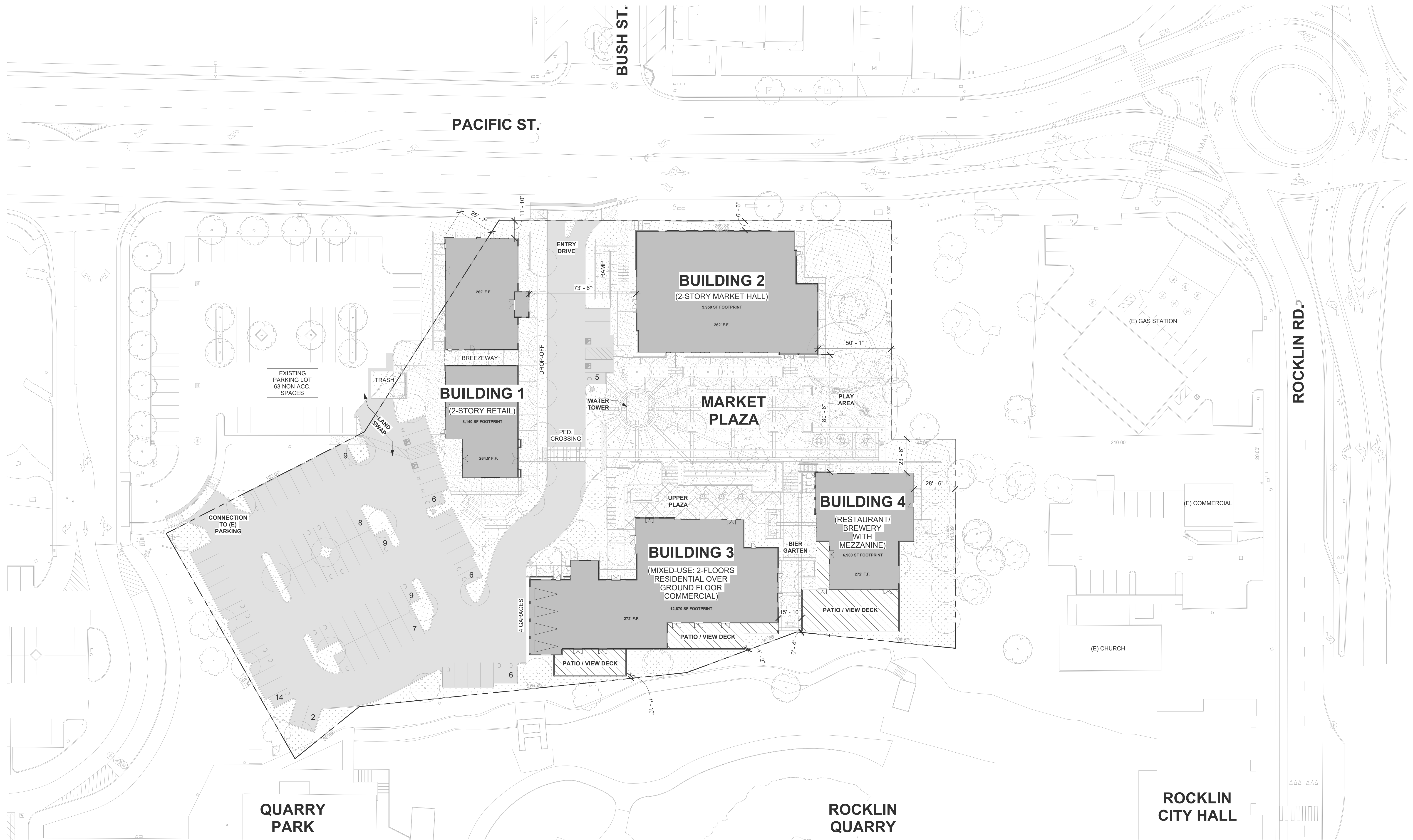
*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 2017.



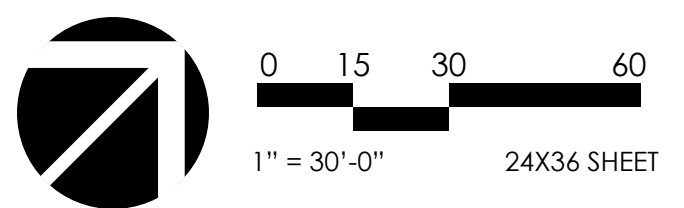
SHEET
NUMBER

1

OF **2** SHEETS



1 PROPOSED SITE PLAN
1" = 30'-0" (24 X 36 SHEET)



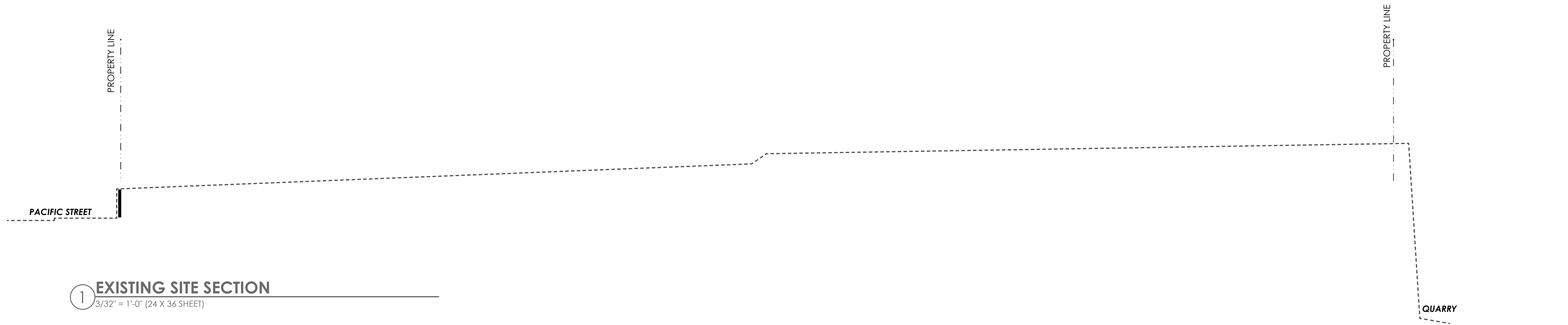
PROPOSED SITE PLAN

ROCKLIN PUBLIC MARKET

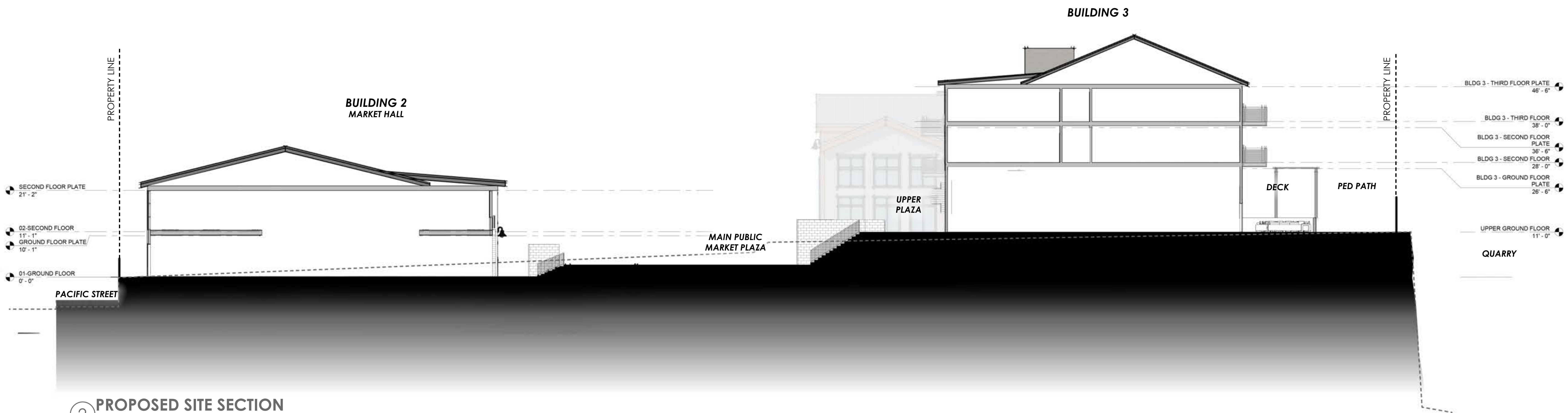
20 JUNE 2025

3233-01-CO23

A2



1 **EXISTING SITE SECTION**
 3/32" = 1'-0" (24 X 36 SHEET)



2 **PROPOSED SITE SECTION**
 3/32" = 1'-0" (24 X 36 SHEET)



SITE SECTIONS
ROCKLIN PUBLIC MARKET

20 JUNE 2025
 3233-01-CO23

A3



QUARRY DISTRICT

VISION:

THE DISTRICT IS A SAFE, WALKABLE, AND INVITING VILLAGE: A GATHERING PLACE ANCHORED BY QUARRY PARK. THE ARCHITECTURE IS RUSTIC AND VERNACULAR FEATURING GRANITE, EXPOSED WOOD ELEMENTS, AND REMINISCENT OF ITS MINING HERITAGE. THE VILLAGE IS CHARMING AND RESPECTFUL TO THE COMMUNITY'S HISTORY ROOTS YET ALSO VIBRANT AND BOLD MEETING CITIZEN'S EXPECTATIONS FOR HOUSING, RETAIL SHOPPING, AND ENTERTAINMENT.



EXISTING CITY PHOTOS
ROCKLIN PUBLIC MARKET

20 JUNE 2025
3233-01-CO23

IMAGES BY OTHERS
A4



INSPIRATION PHOTOS
ROCKLIN PUBLIC MARKET

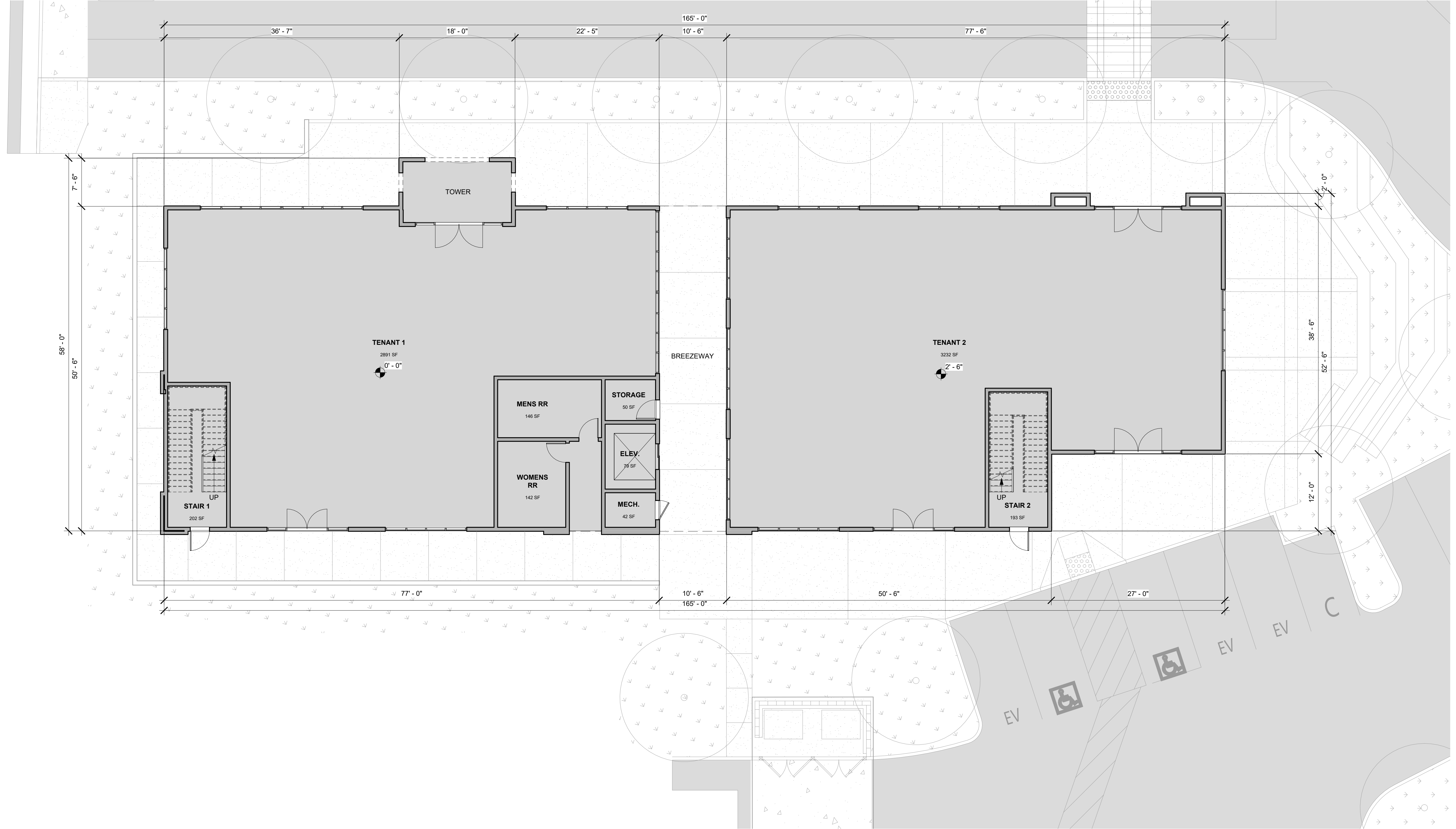
IMAGES BY OTHERS

20 JUNE 2025

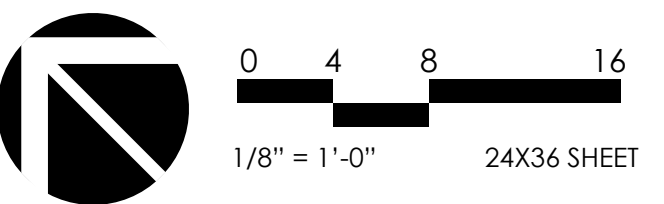
3233-01-CO23

A5





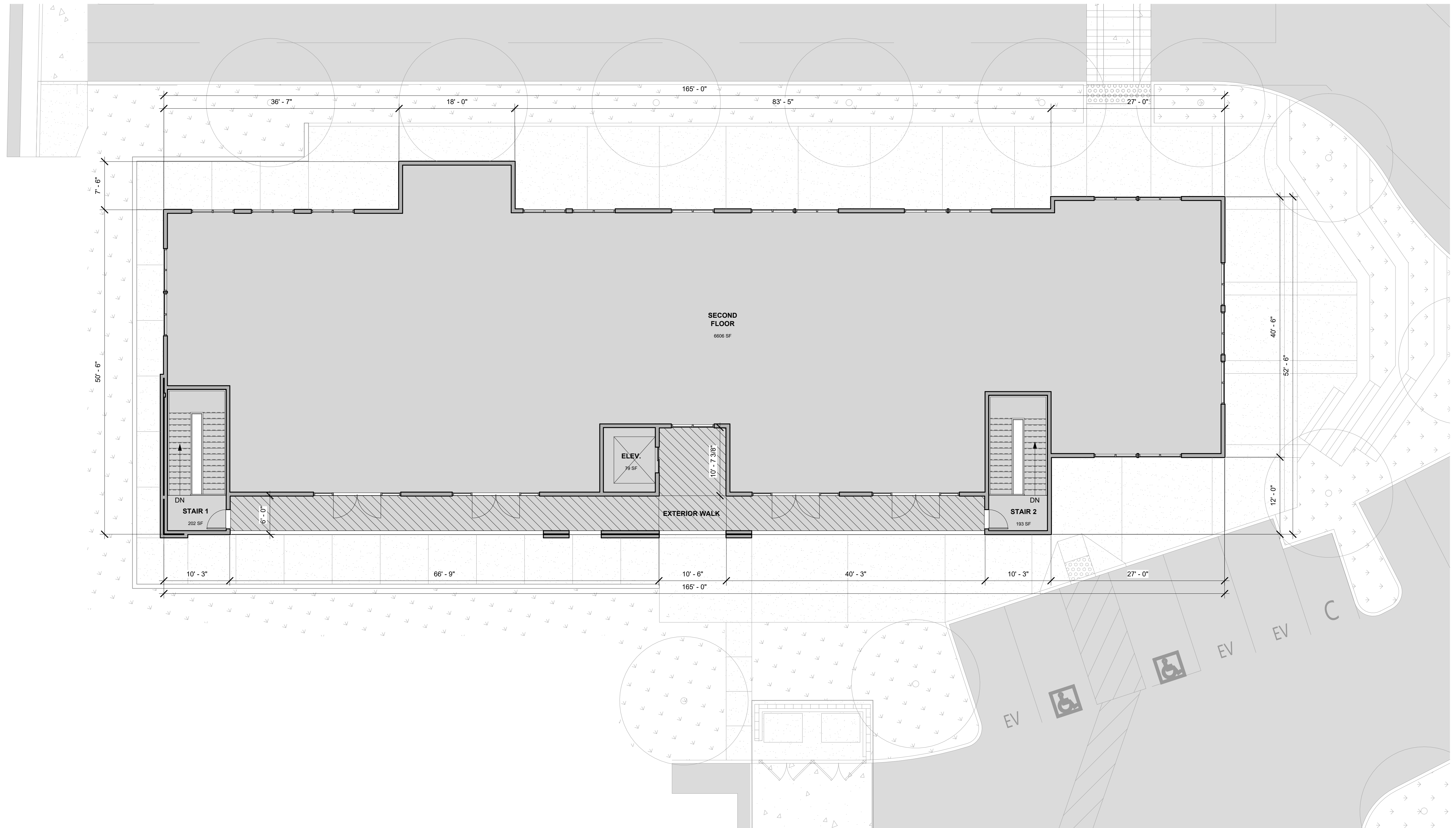
1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



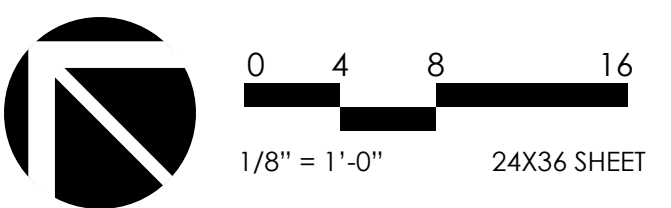
BUILDING 1 (RETAIL) - GROUND FLOOR PLAN **ROCKLIN PUBLIC MARKET**

20 JUNE 2025
3233-01-CO23

A7

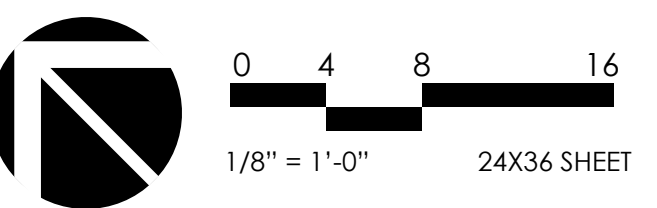


2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)





3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)





3 **SOUTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



1 **NORTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)

MAX HEIGHT
45'-8"

SECOND FLOOR
16'-5"

UPPER GROUND LEVEL
2'-6" FF

LOWER GROUND LEVEL
0'-0" FF



4 **NORTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SOUTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)

MAX HEIGHT
45'-8"

SECOND FLOOR
16'-5"

UPPER GROUND LEVEL
2'-6" FF

LOWER GROUND LEVEL
0'-0" FF

0 4 8 16
1/8" = 1'-0" 24X36 SHEET



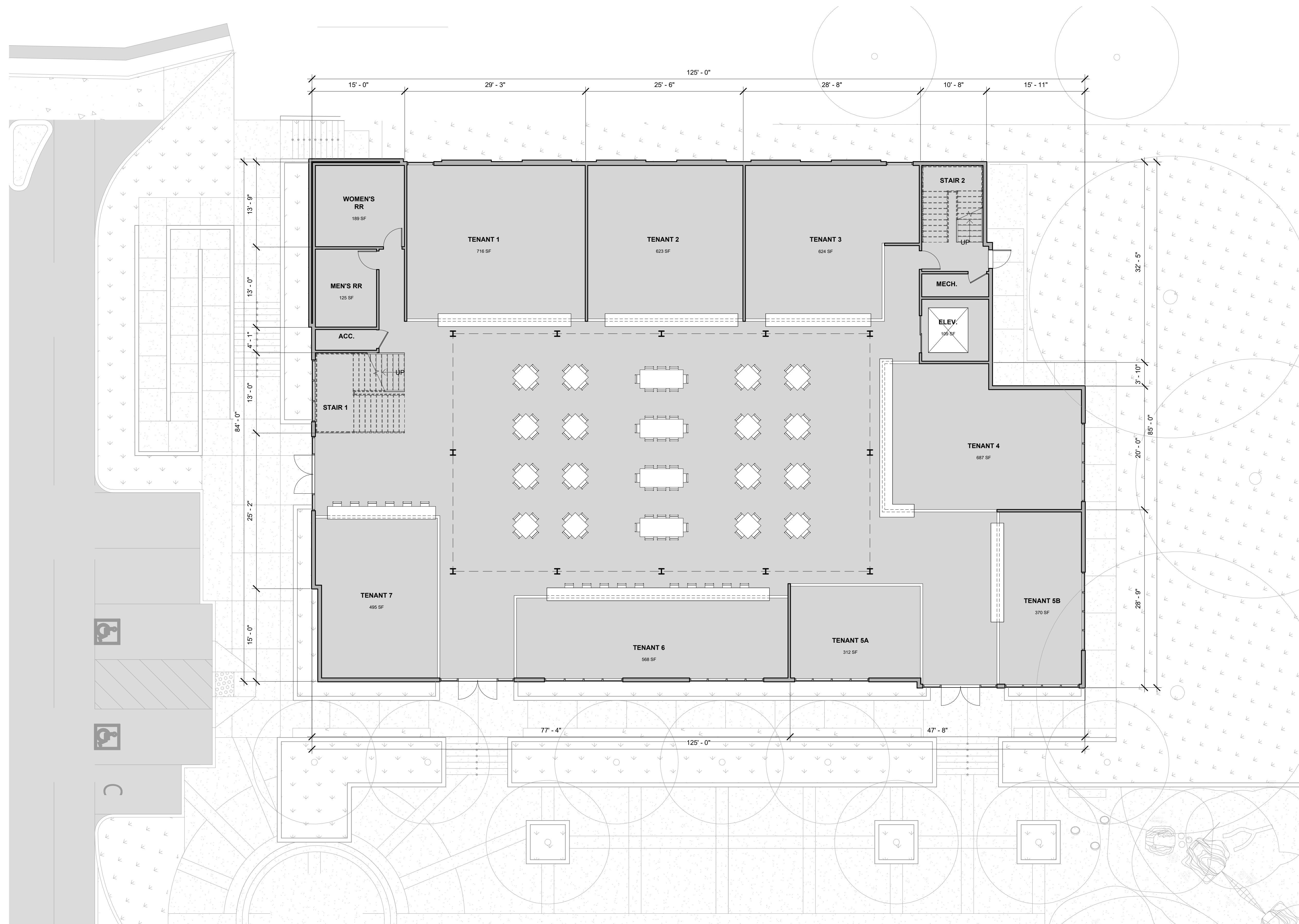
BUILDING 1 (RETAIL) - ELEVATIONS
ROCKLIN PUBLIC MARKET

20 JUNE 2025

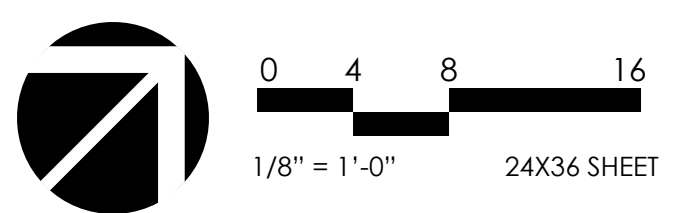
3233-01-CO23

A10





1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



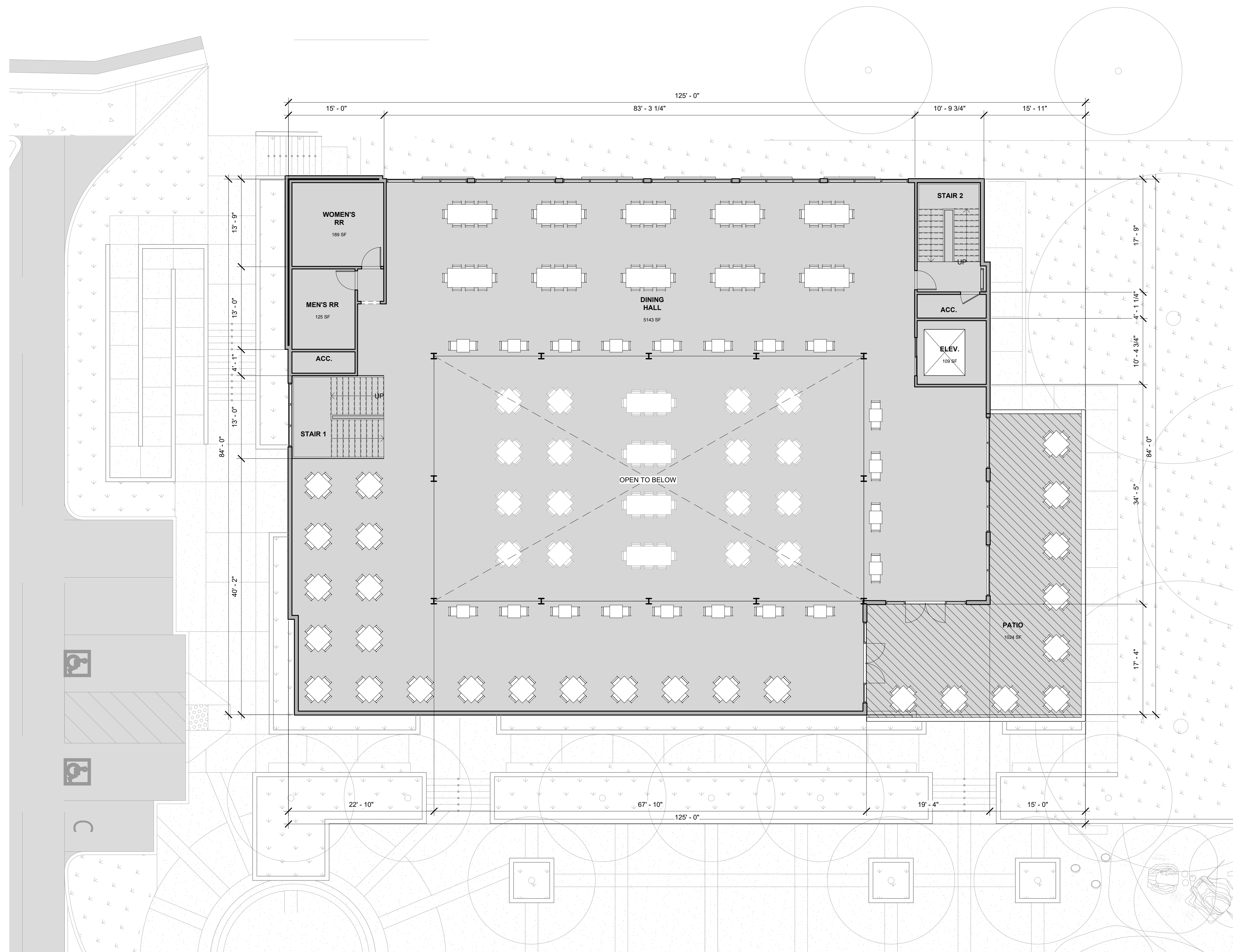
BUILDING 2 (MARKET HALL) - GROUND FLOOR PLAN

ROCKLIN PUBLIC MARKET

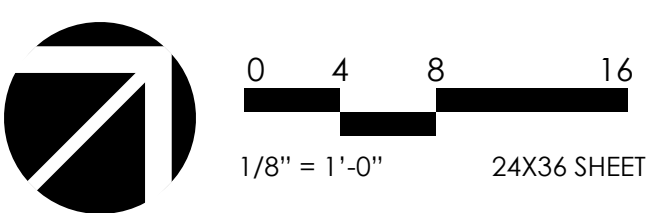
20 JUNE 2025

3233-01-CO23

A12



2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



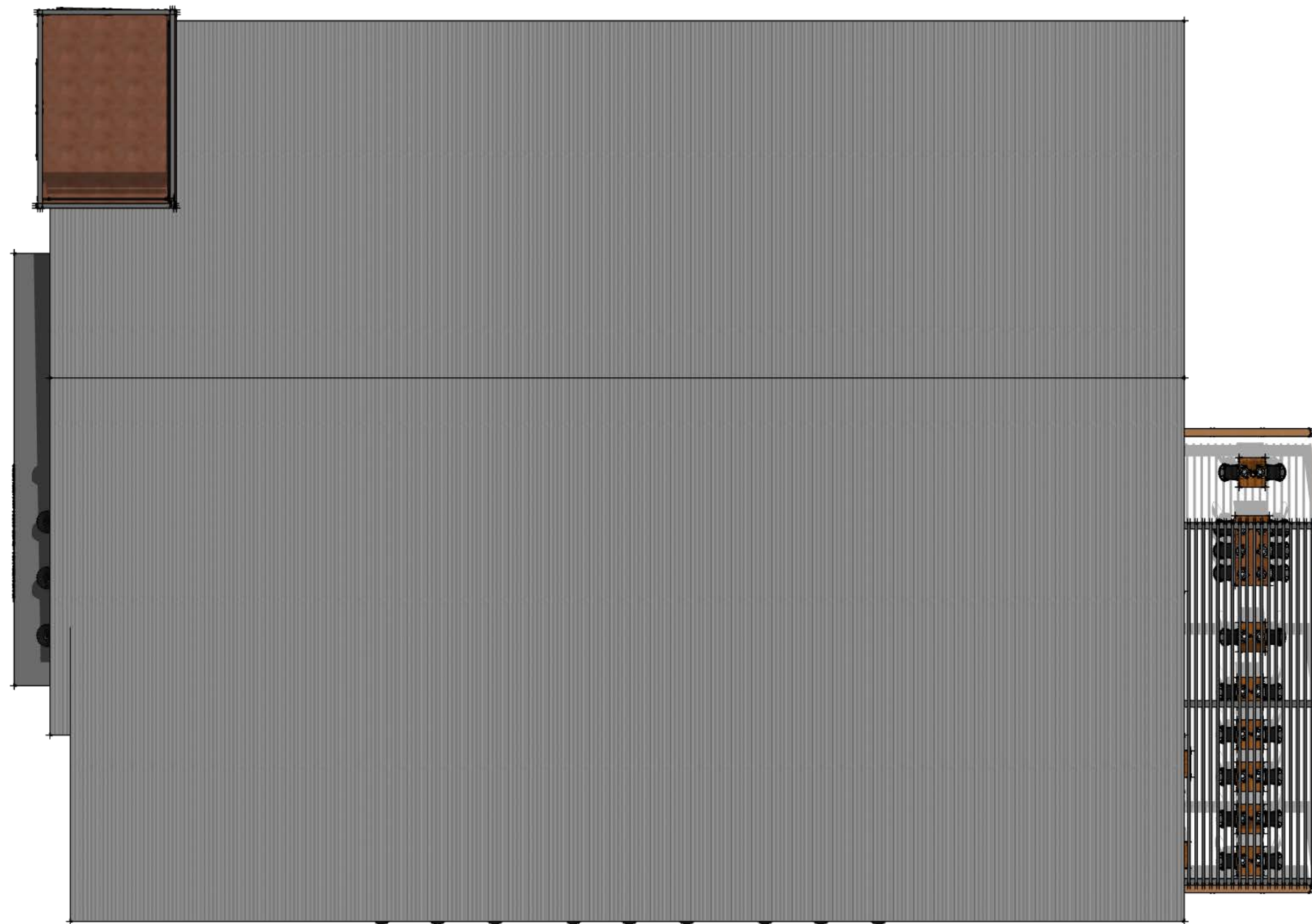
BUILDING 2 (MARKET HALL) - SECOND FLOOR PLAN

ROCKLIN PUBLIC MARKET

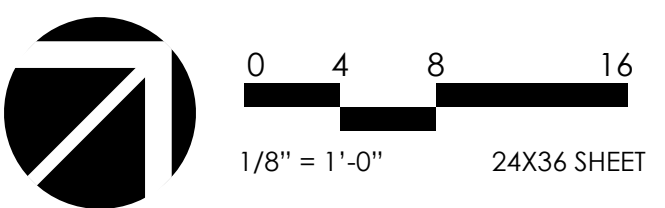
20 JUNE 2025

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A13



3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)





③ **NORTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



① **NORTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)

MAX HEIGHT
42'-3"

SECOND FLOOR
14'-0"

GROUND LEVEL
0'-0" FF



④ **SOUTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



② **SOUTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)

MAX HEIGHT
42'-3"

SECOND FLOOR
14'-0"

GROUND LEVEL
0'-0" FF



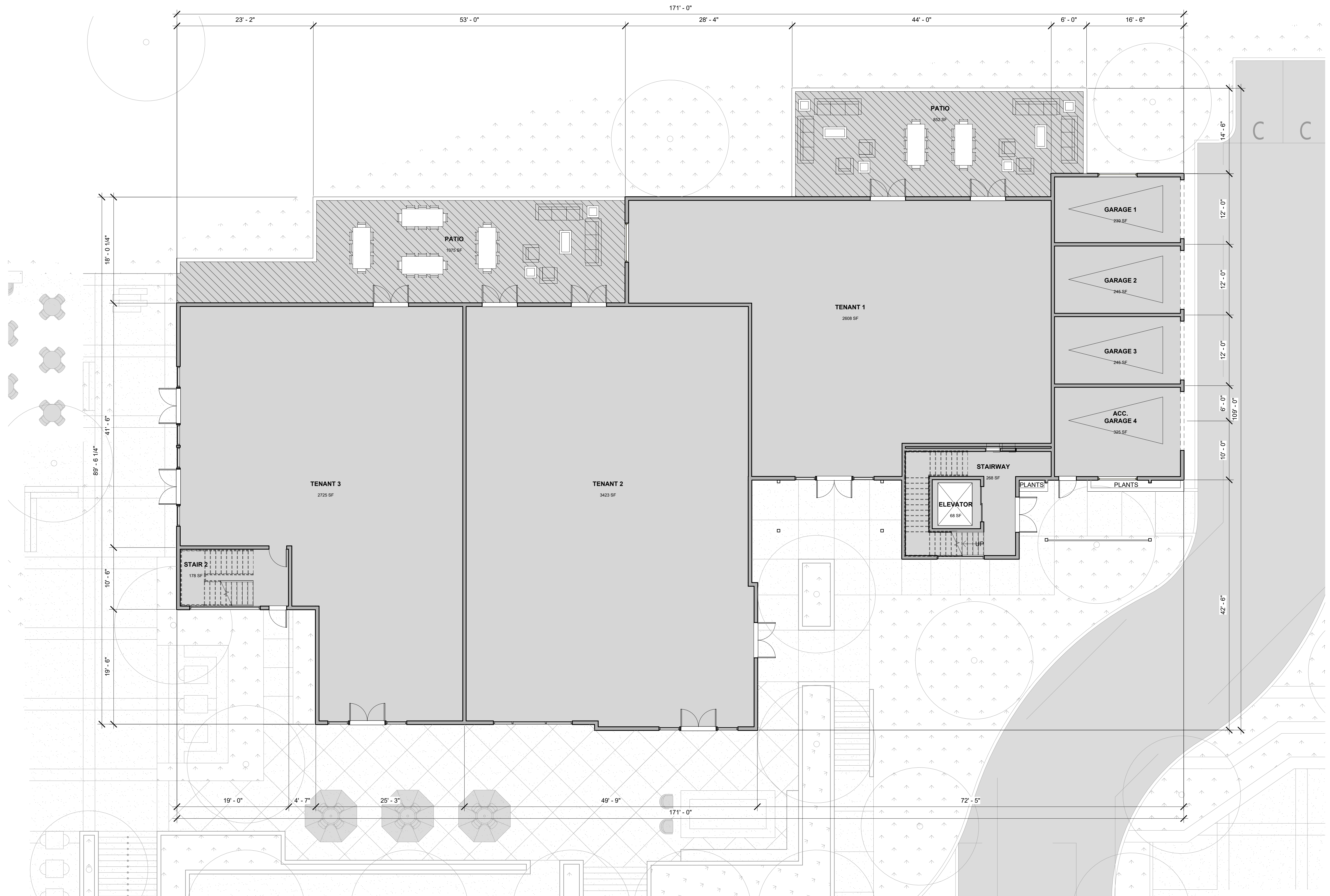
BUILDING 2 (MARKET HALL) - ELEVATIONS
ROCKLIN PUBLIC MARKET

20 JUNE 2025

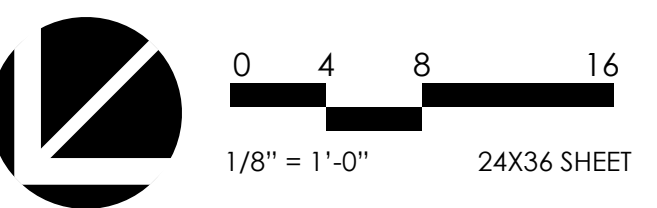
3233-01-CO23

A15





1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

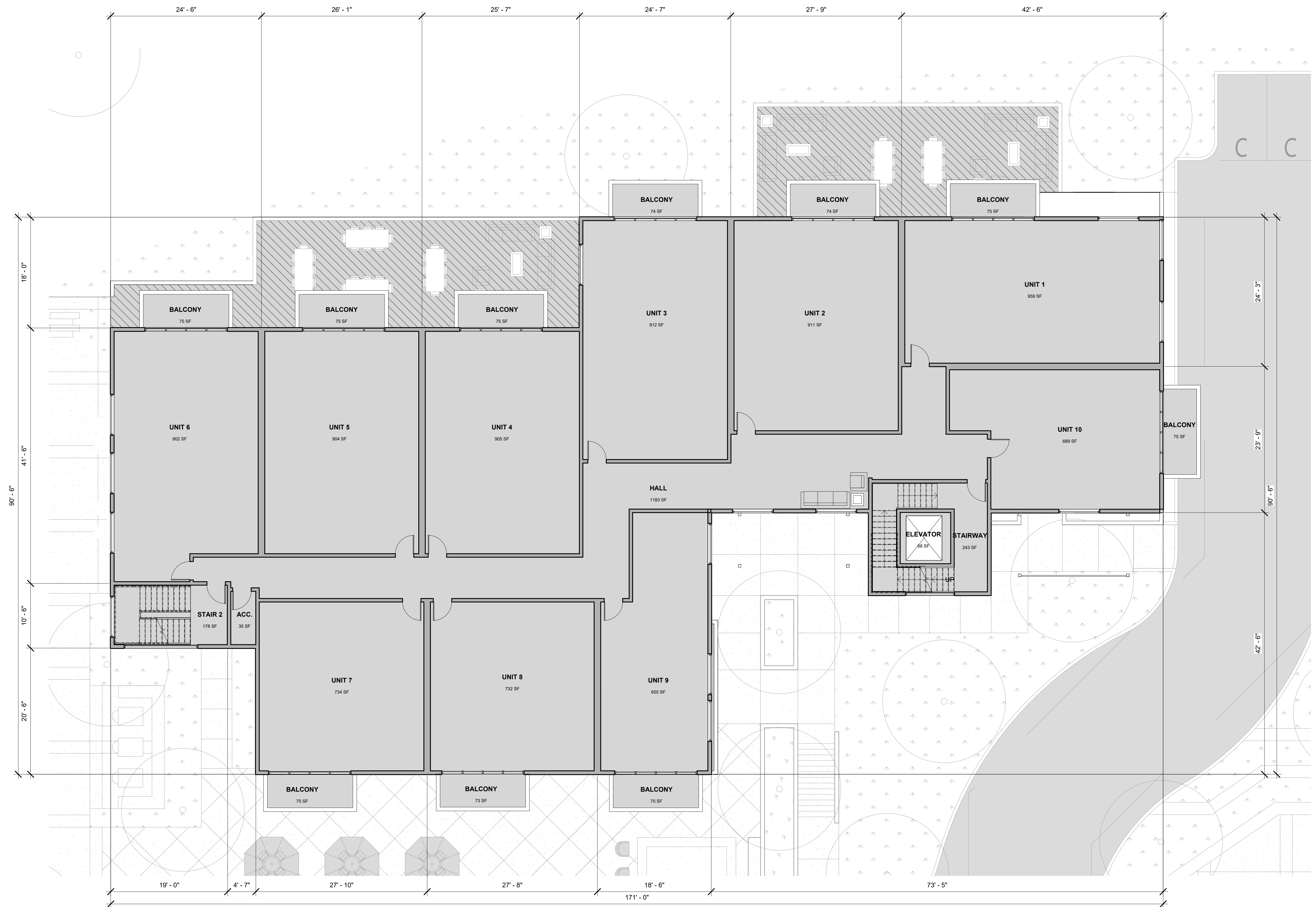


BUILDING 3 (MIXED-USE) - GROUND FLOOR PLAN **ROCKLIN PUBLIC MARKET**

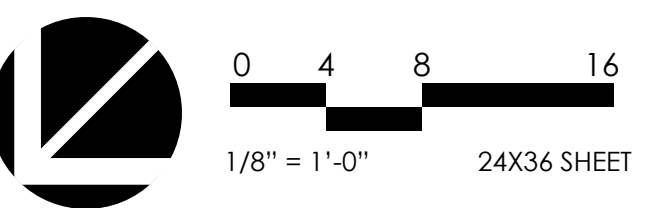
20 JUNE 2025

3233-01-CO23

A17



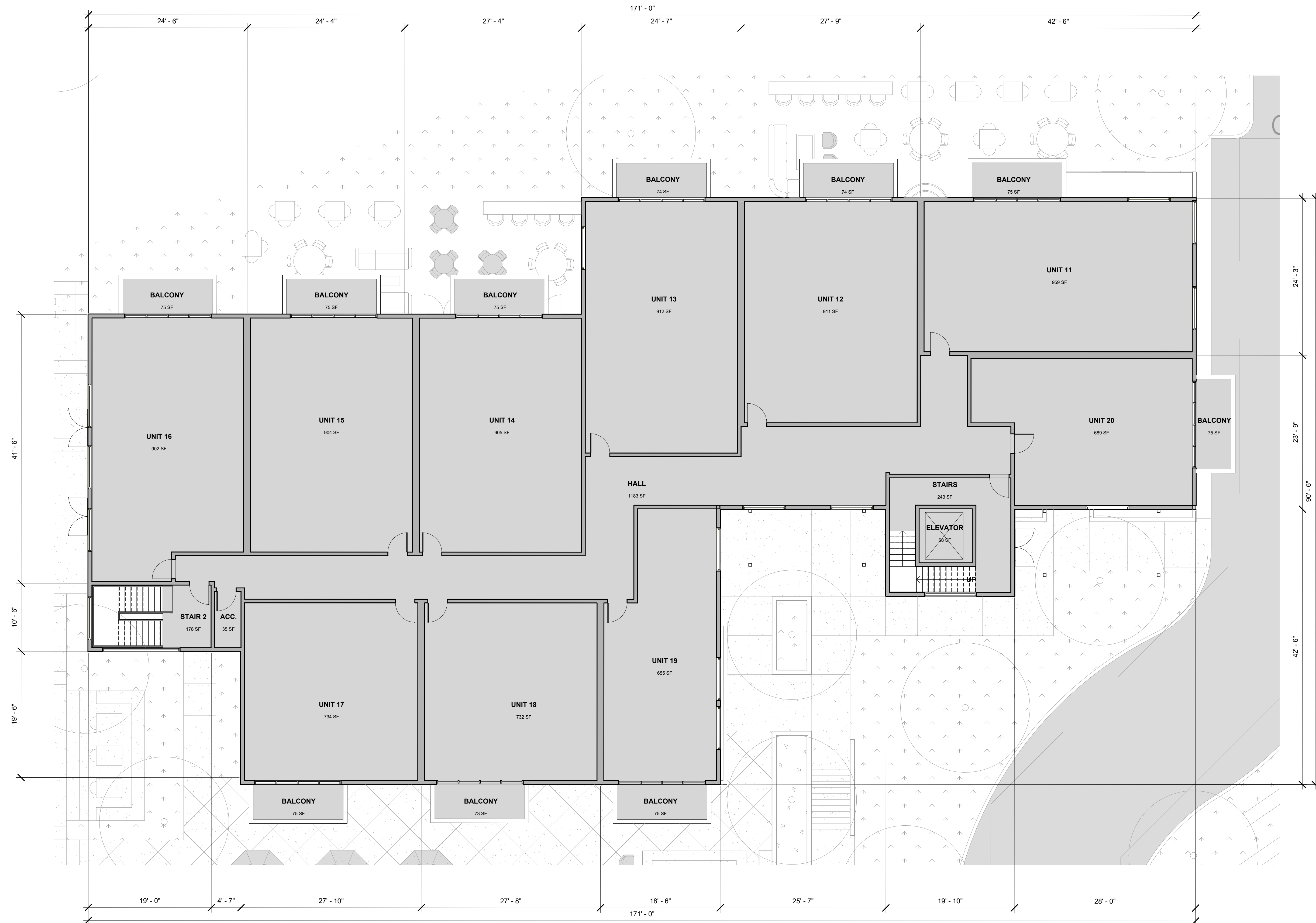
2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



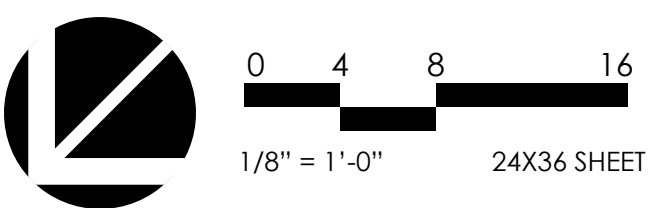
BUILDING 3 (MIXED-USE) - SECOND FLOOR PLAN **ROCKLIN PUBLIC MARKET**

20 JUNE 2025
3233-01-CO23

A18



3 THIRD FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)

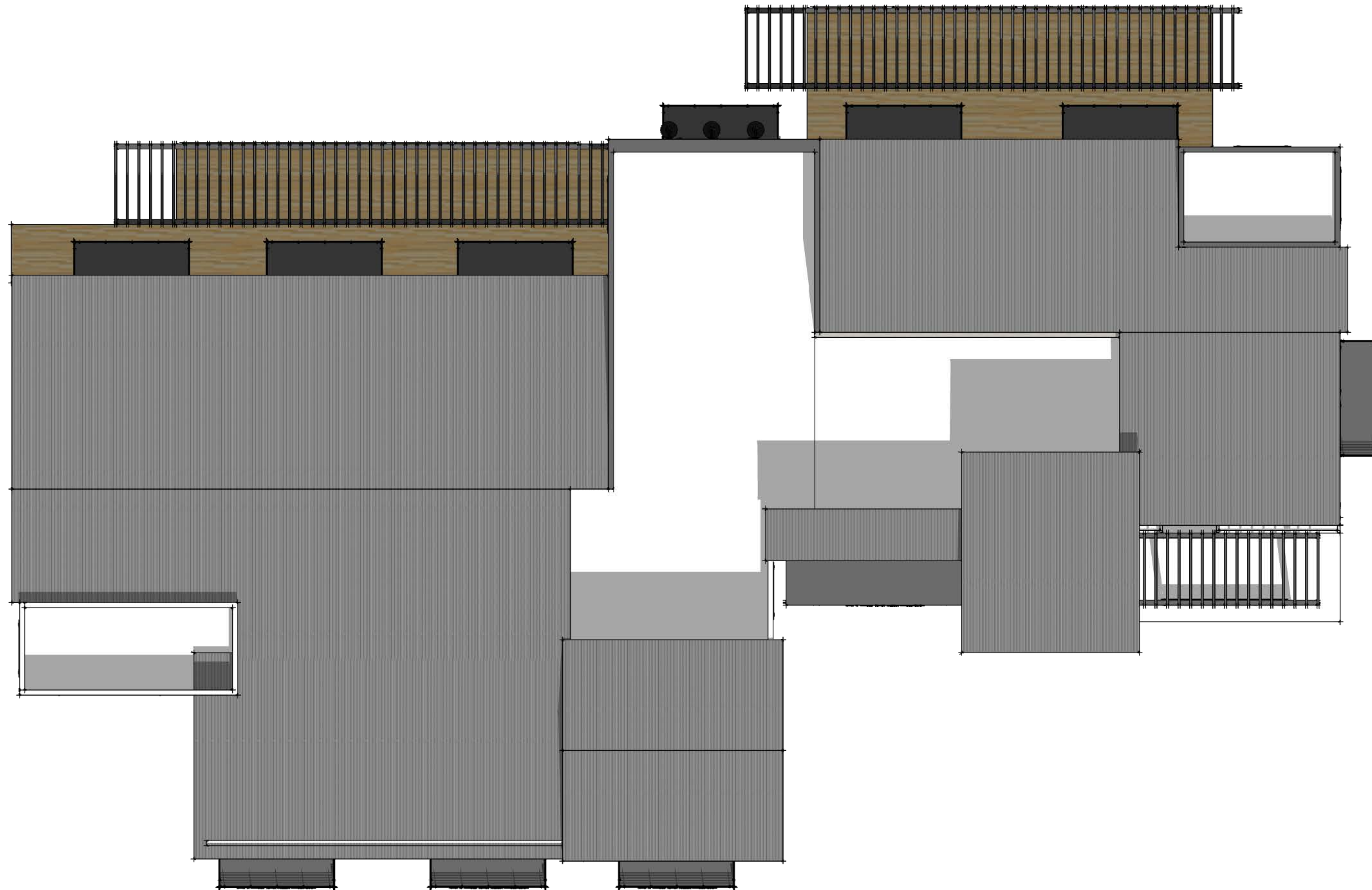


BUILDING 3 (MIXED-USE) - THIRD FLOOR PLAN **ROCKLIN PUBLIC MARKET**

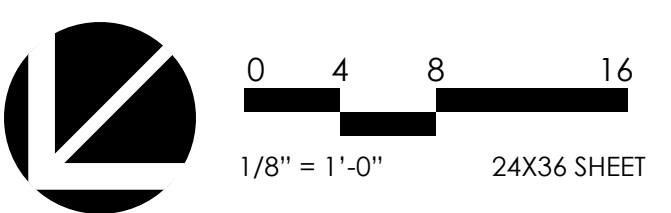
20 JUNE 2025

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A19



4 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)



BUILDING 3 (MIXED-USE) - ROOF PLAN
ROCKLIN PUBLIC MARKET

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1 **NORTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



2 **NORTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)

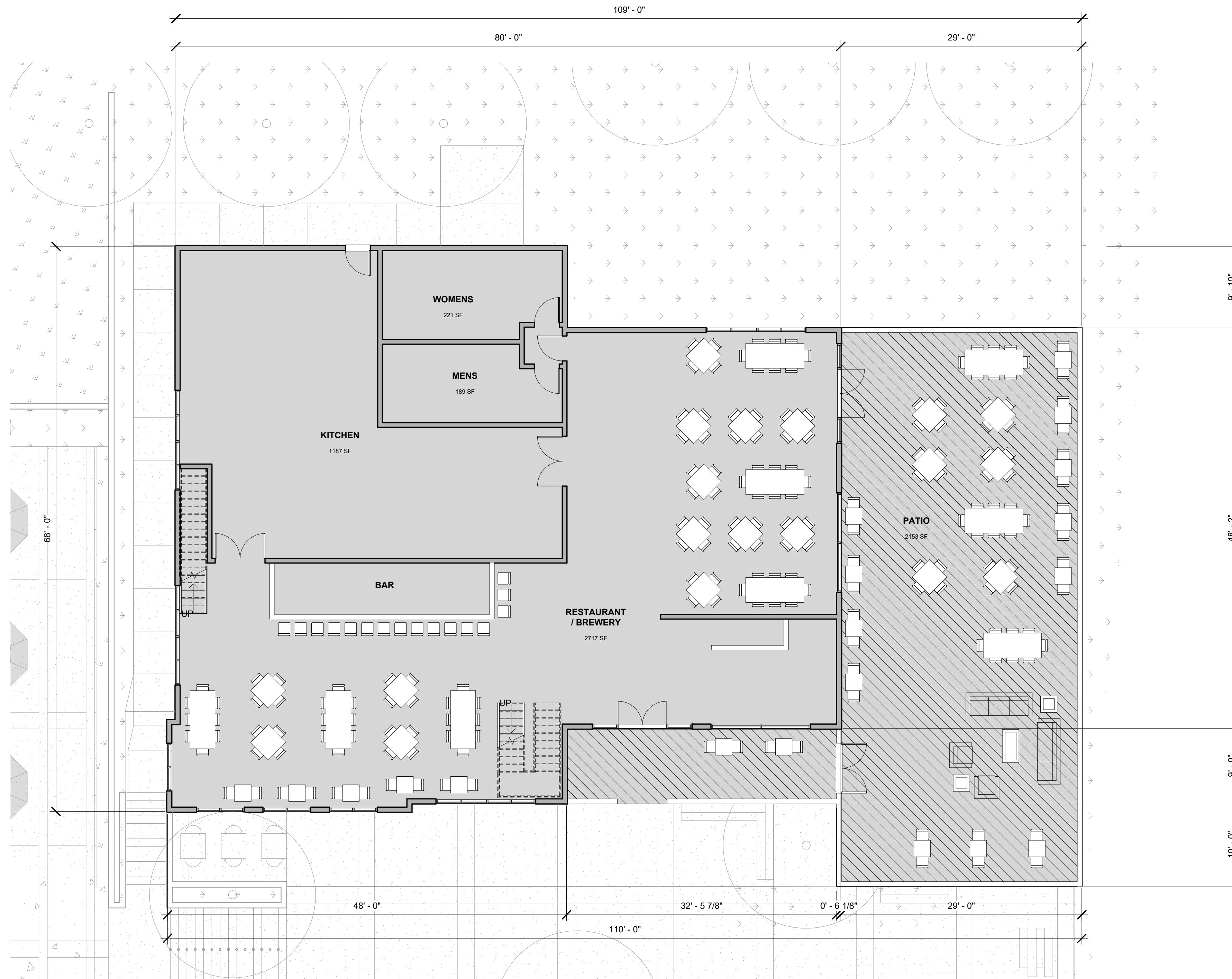


1 **SOUTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)

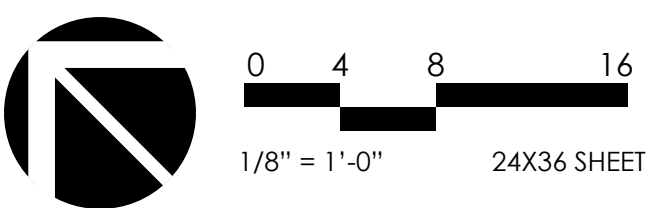


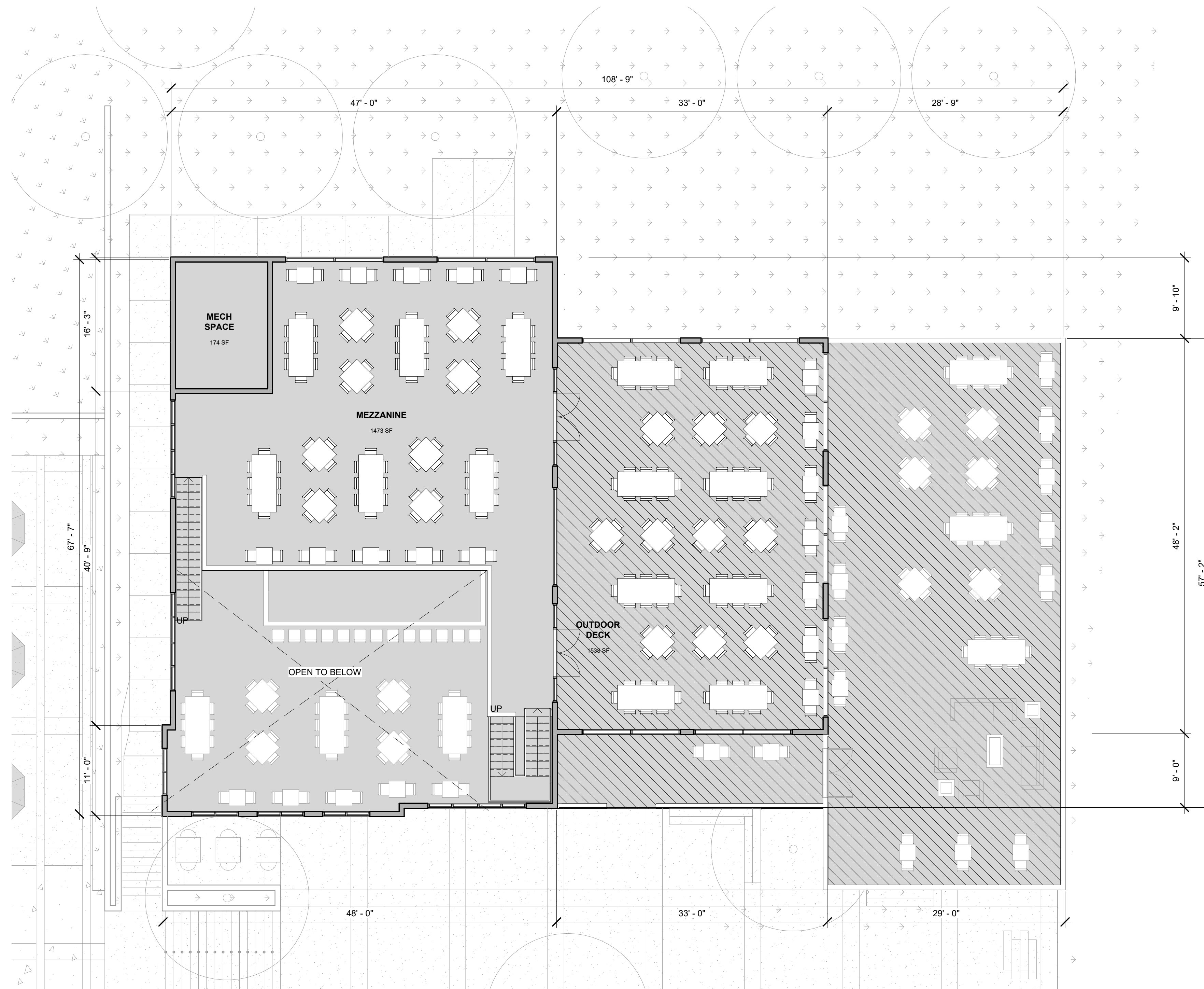
2 **SOUTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



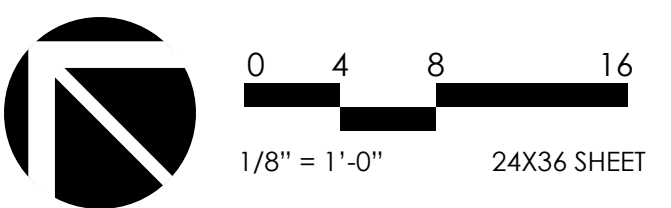


1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)





2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)

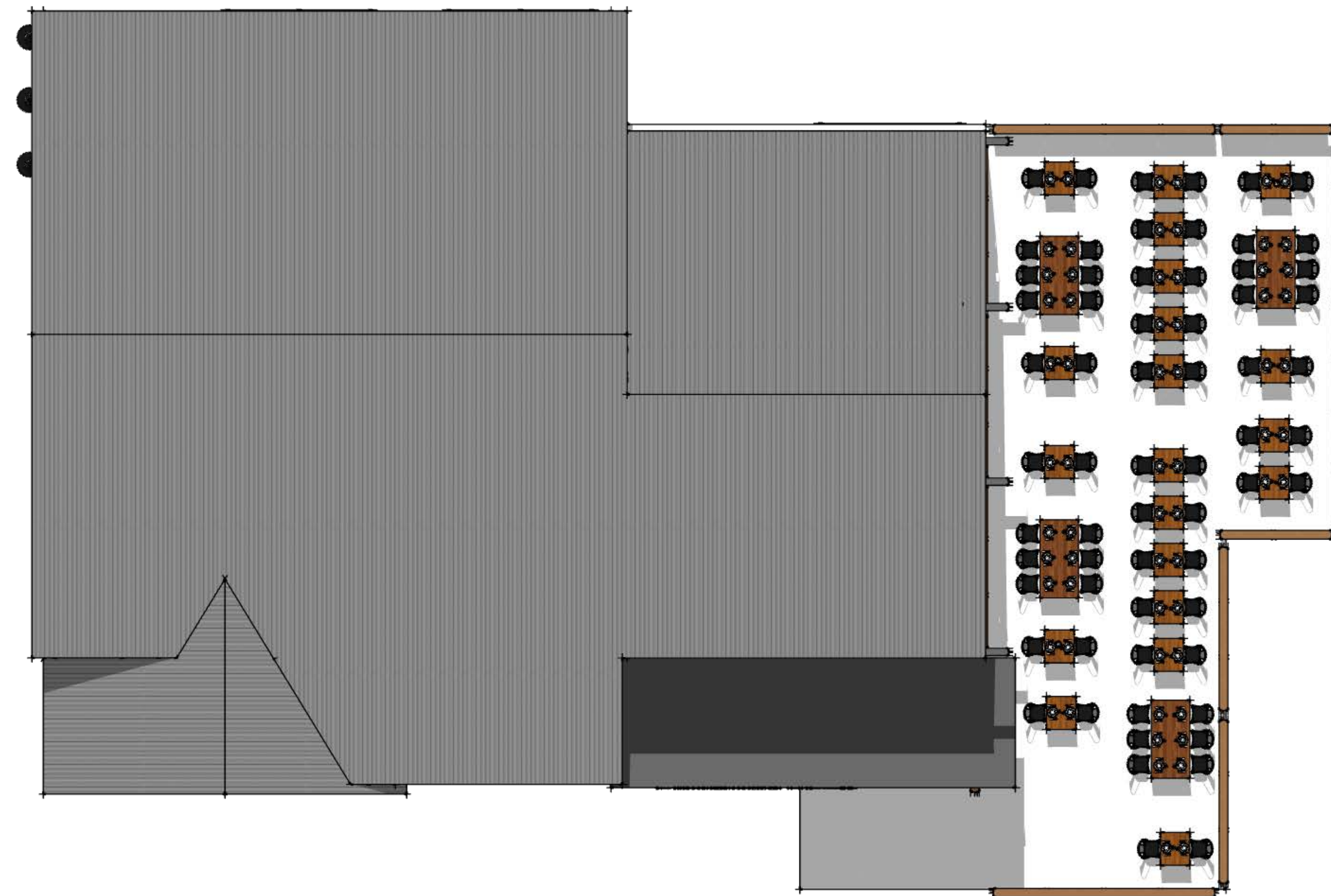


BUILDING 4 (BREWERY) - SECOND FLOOR PLAN **ROCKLIN PUBLIC MARKET**

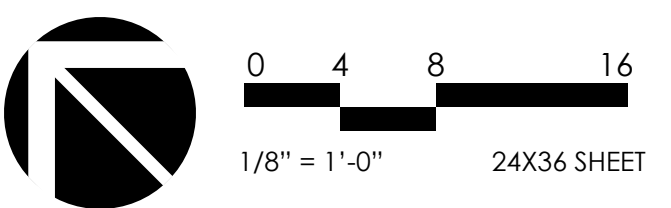
20 JUNE 2025

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3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)





3 **SOUTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



MAX HEIGHT
35'- 3"

SECOND FLOOR
16'- 0"

GROUND LEVEL
0'-0" FF

1 **SOUTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



4 **NORTHWEST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



MAX HEIGHT
35'- 3"

SECOND FLOOR
16'- 0"

GROUND LEVEL
0'-0" FF

2 **NORTHEAST ELEVATION**
1/8" = 1'-0" (24 X 36 SHEET)



BUILDING 4 (BREWERY) - ELEVATIONS

ROCKLIN PUBLIC MARKET

20 JUNE 2025

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STREET VIEWS
ROCKLIN PUBLIC MARKET

20 JUNE 2025

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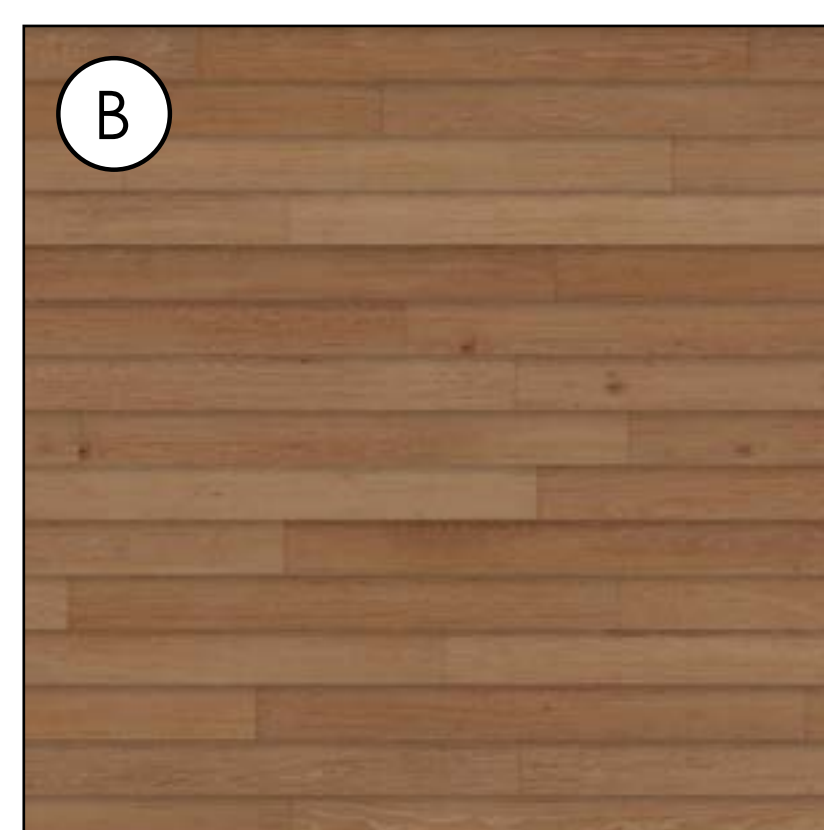
1 **NORTHEAST ELEVATION**
NTS



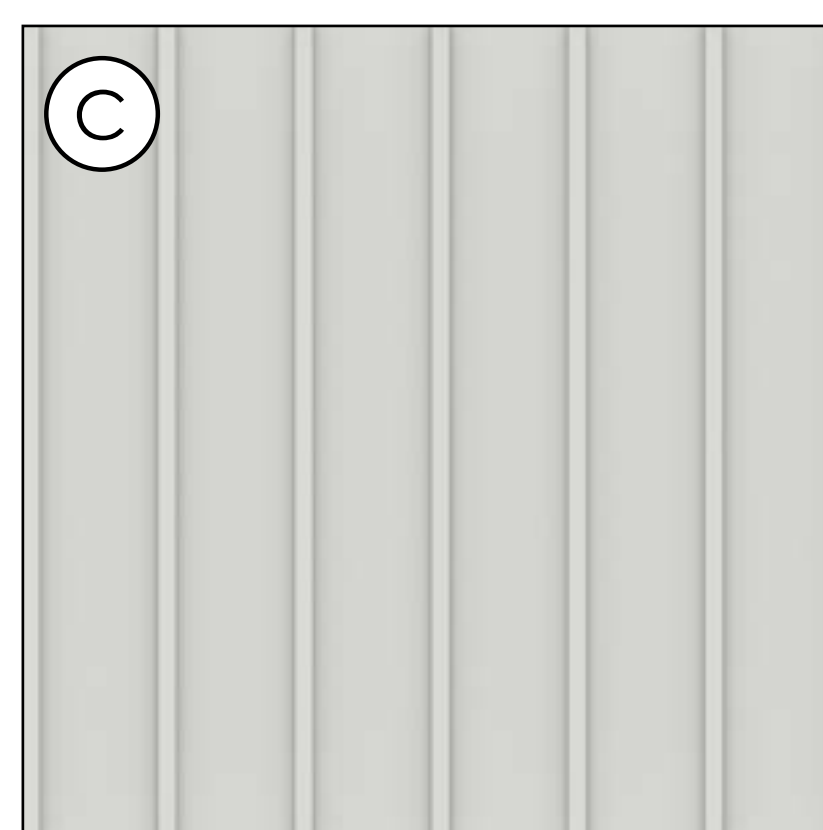
2 **NORTHWEST ELEVATION**
NTS



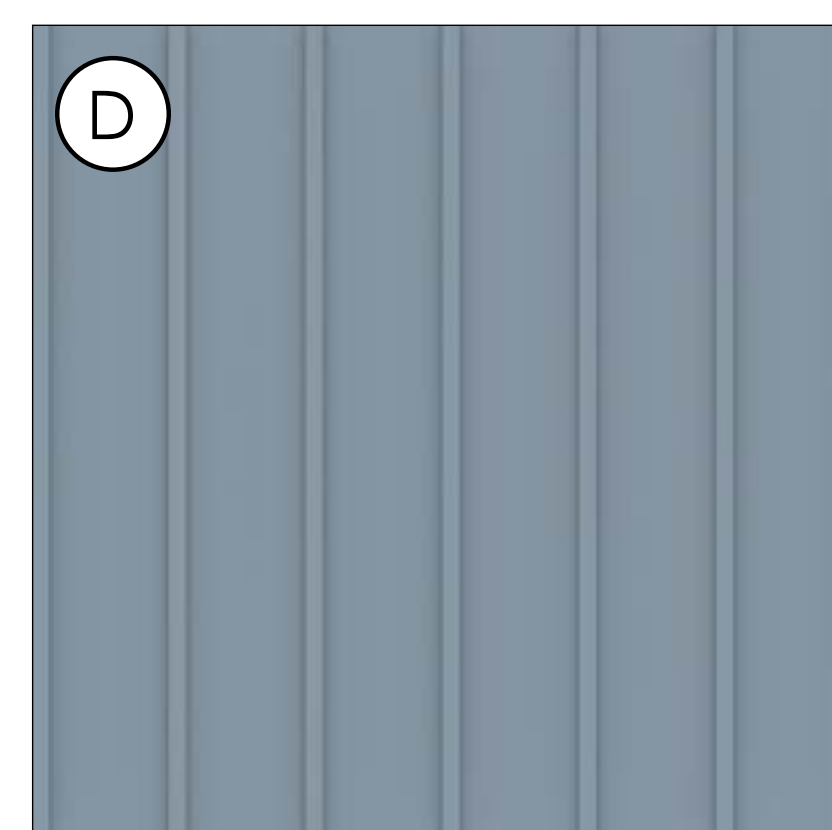
STUCCO
WHITE



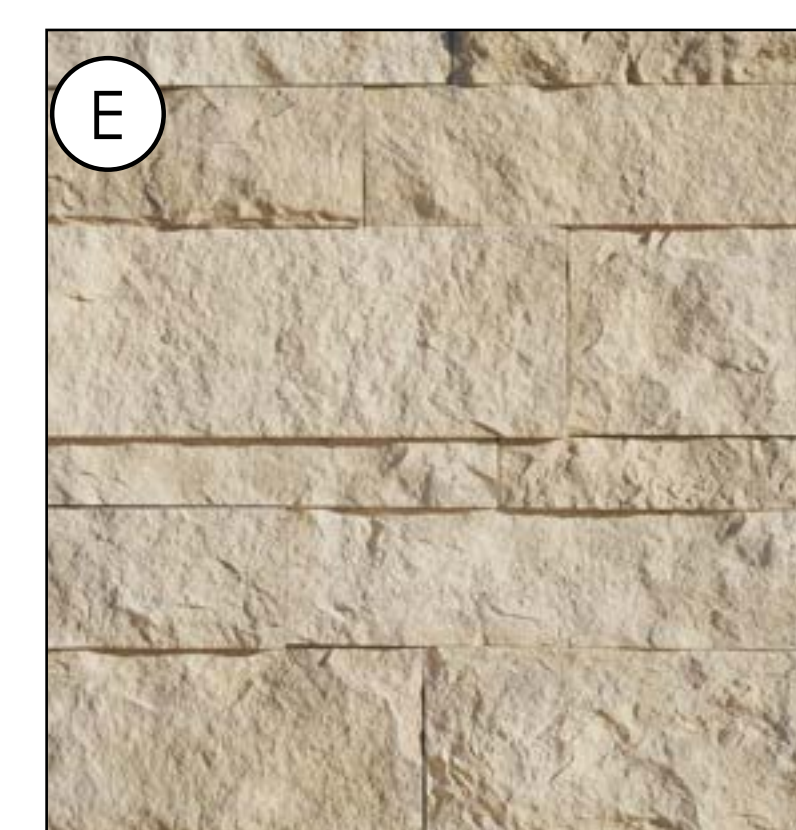
LAP SIDING
CEDAR-LOOK



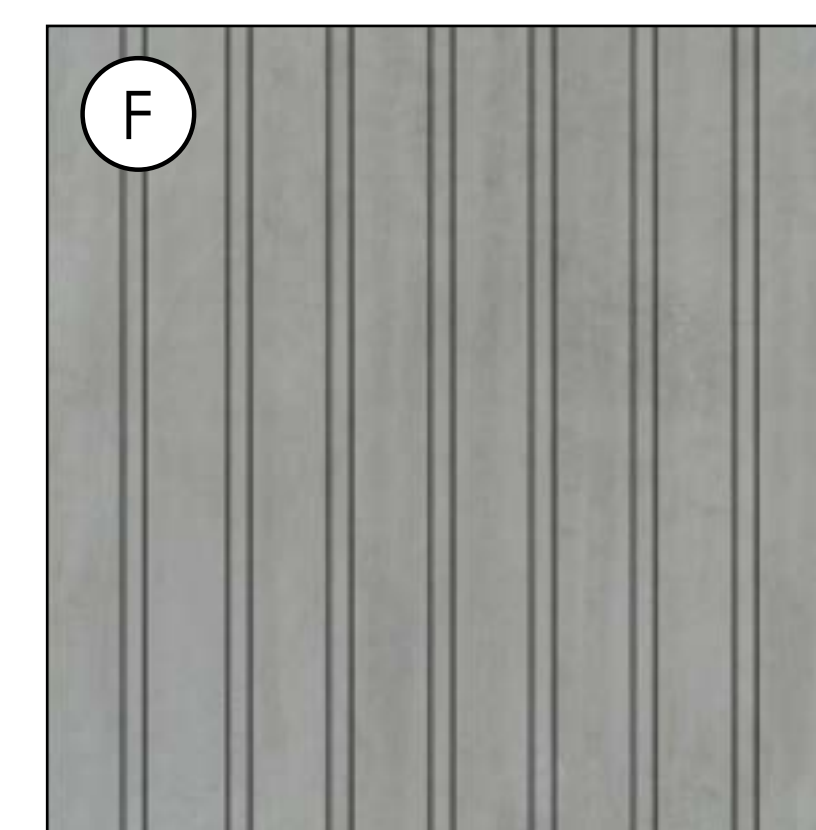
BOARD AND BATTEN
WHITE



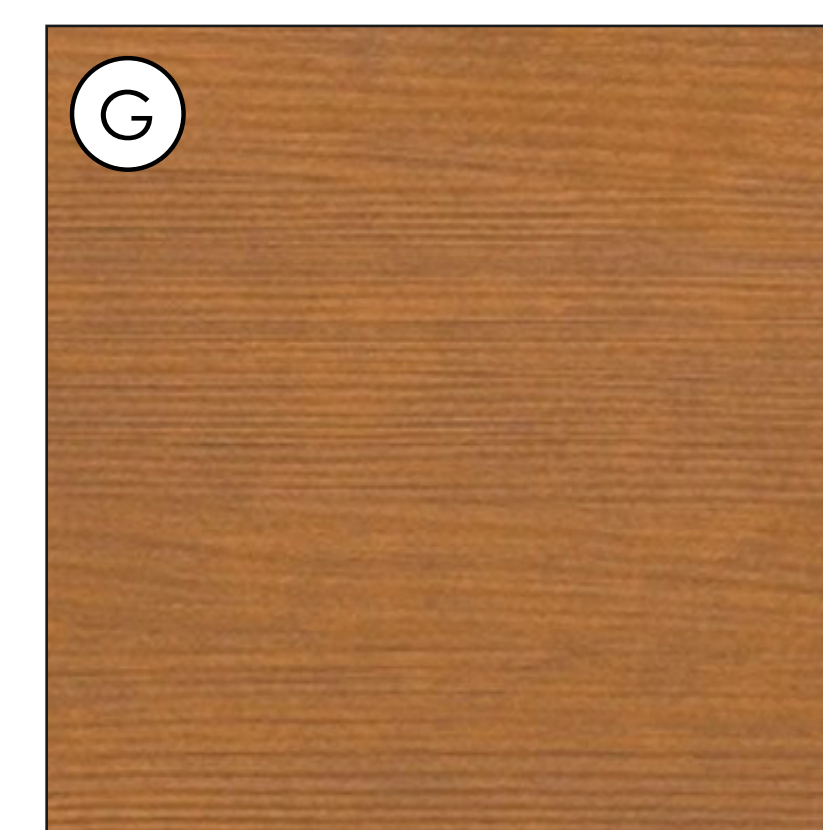
BOARD AND BATTEN
LIGHT BLUE



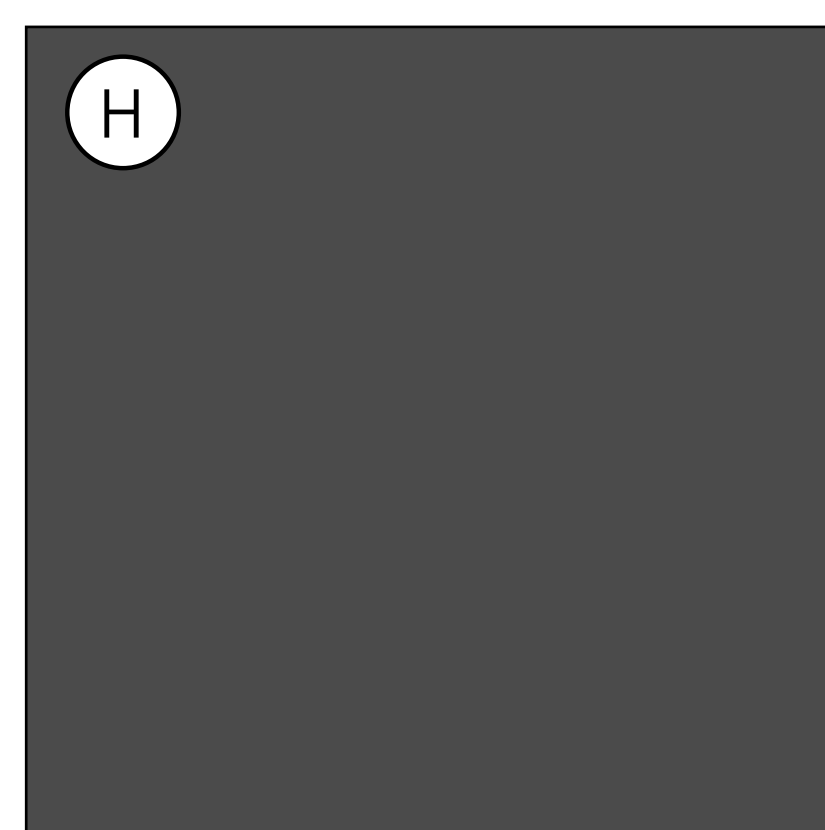
STONE VENEER
BEIGE ROUGH CUT



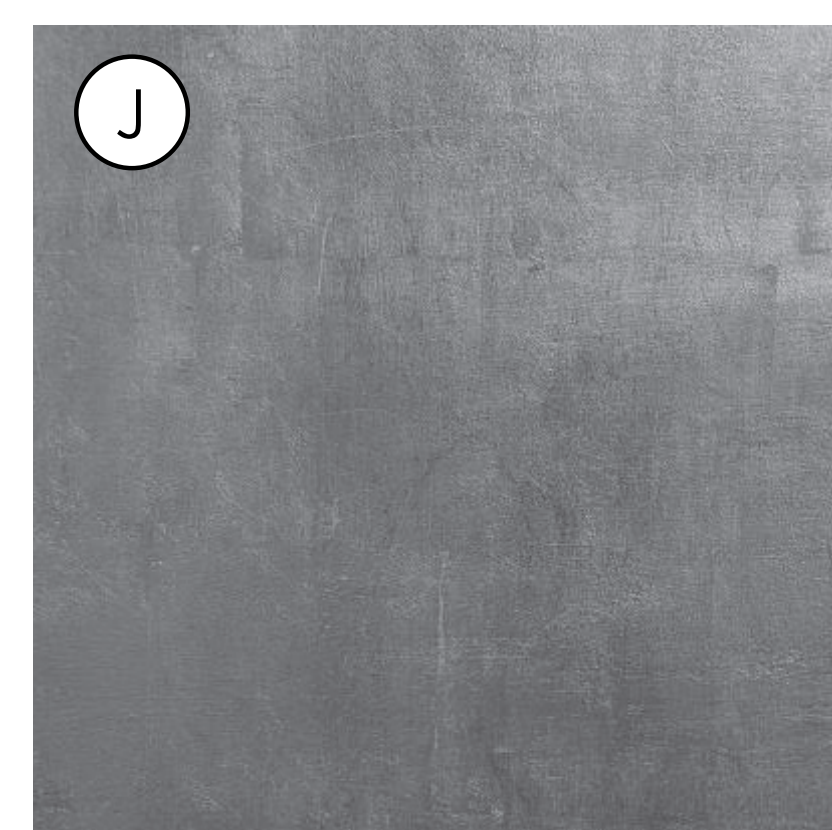
STANDING SEAM
GRAY



WOOD FASCIA AND BRACKETS
CEDAR-LOOK



FIBER CEMENT TRIM
DARK GRAY



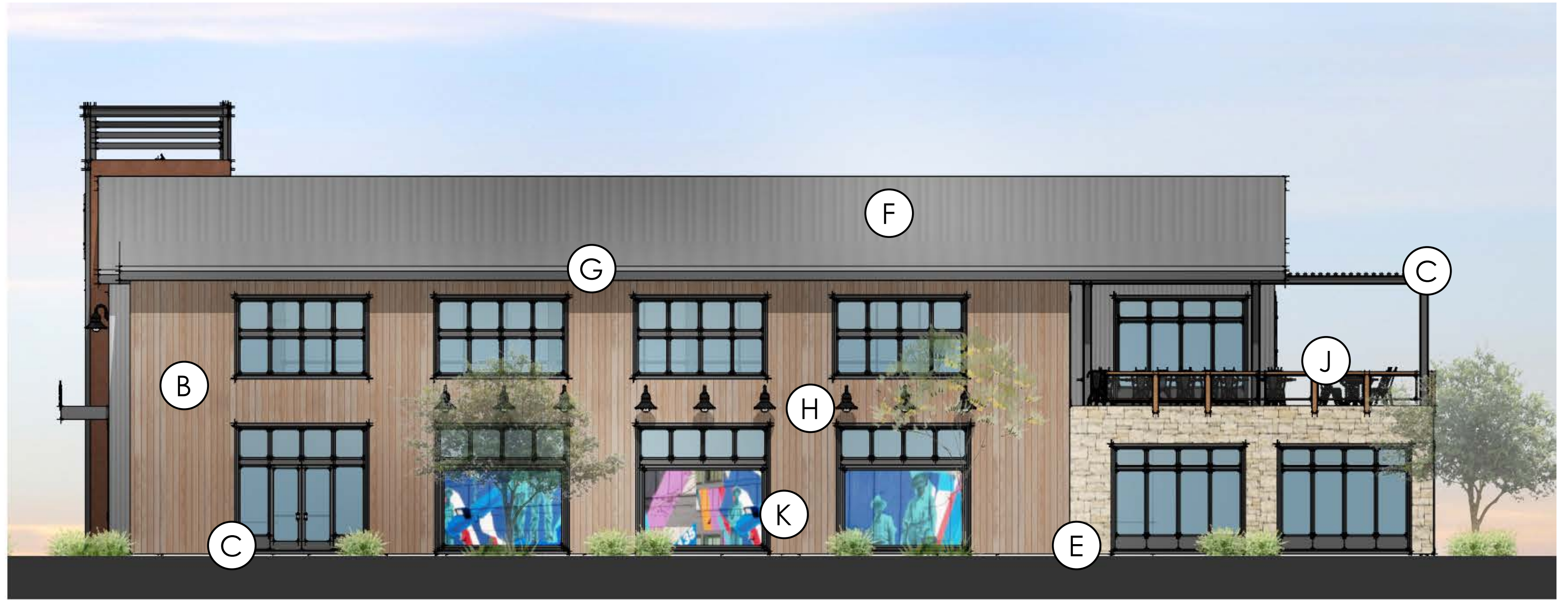
STEEL, WINDOWS, STOREFRONT
DARK GRAY



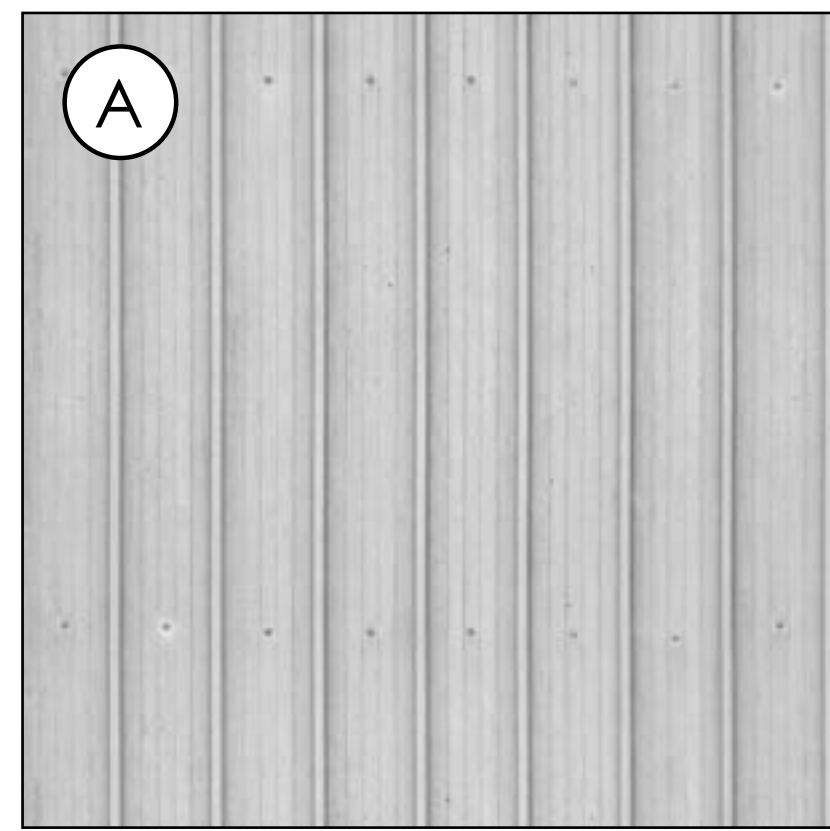
EXTERIOR SCONCE
BLACK FARMHOUSE STYLE



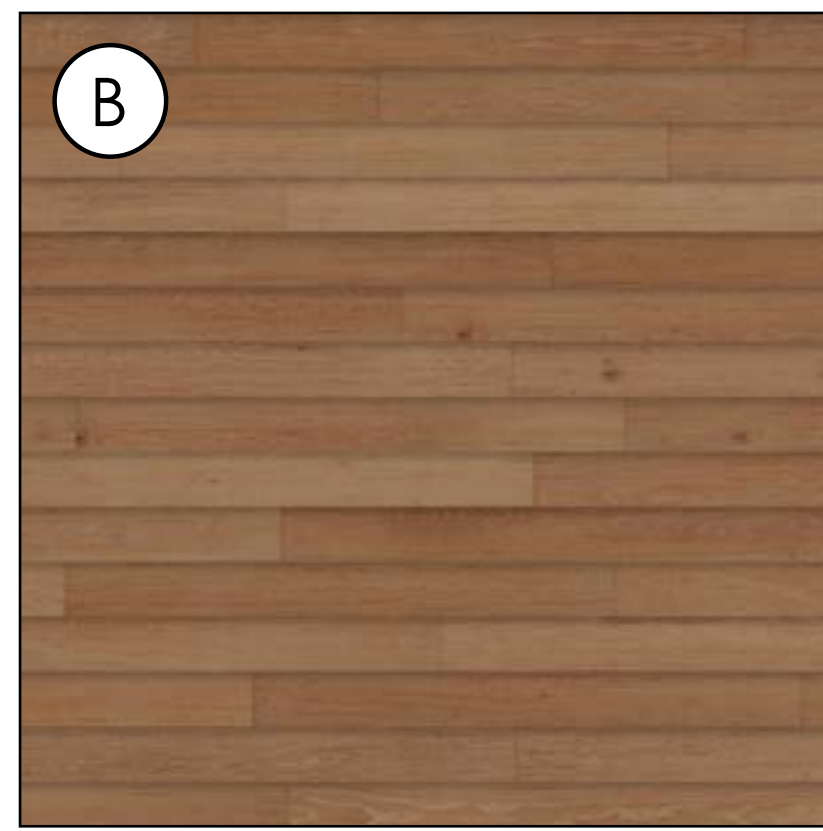
1 **SOUTHWEST ELEVATION**
NTS



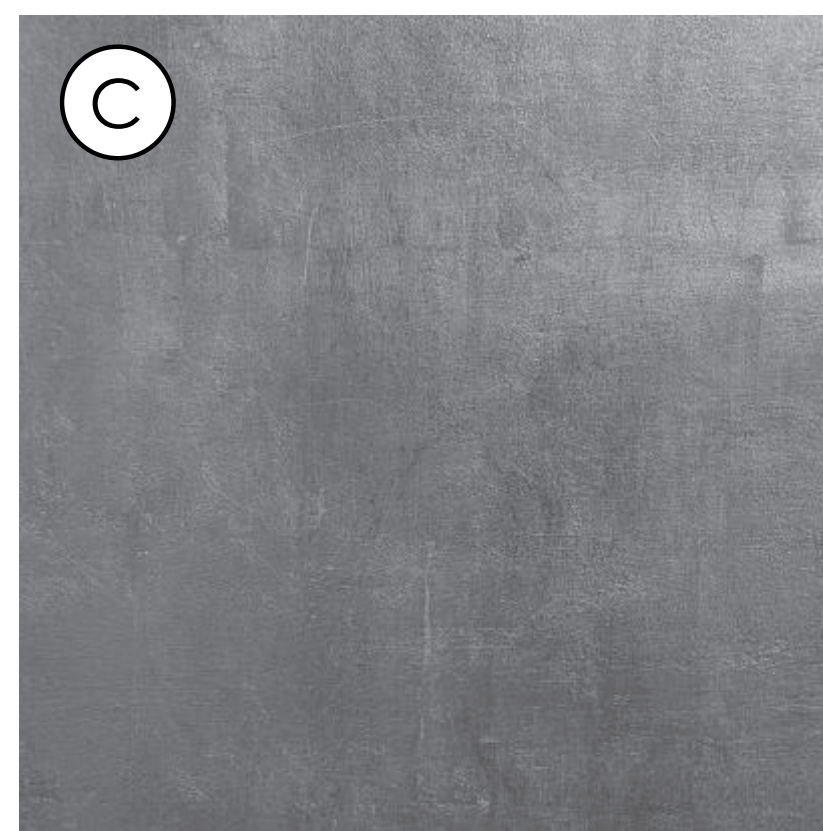
2 **SOUTHEAST ELEVATION**
NTS



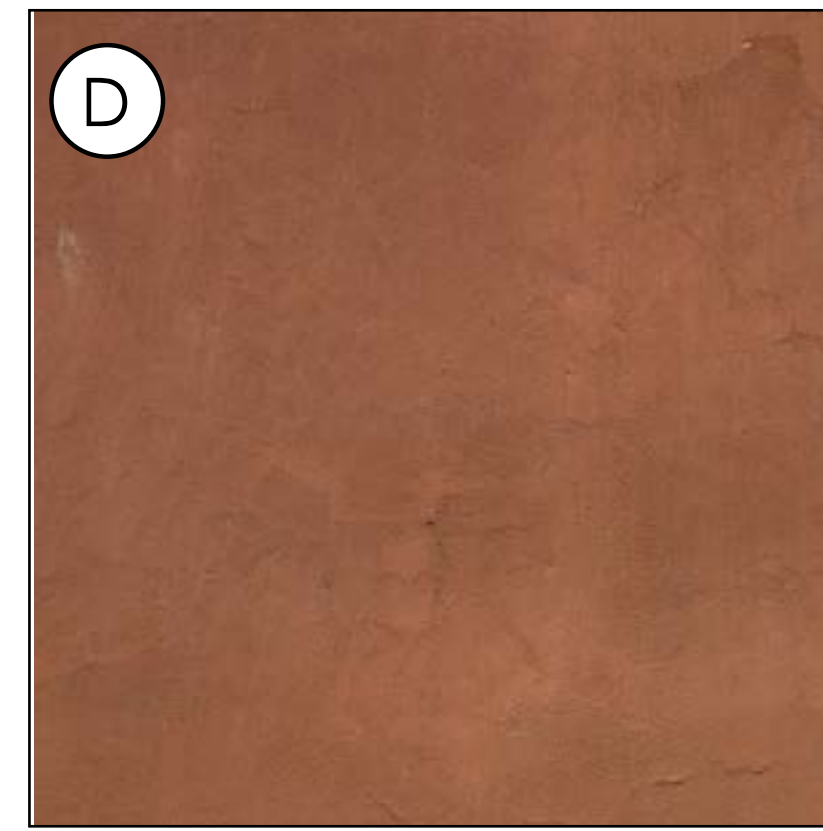
CORRUGATED METAL
SILVER



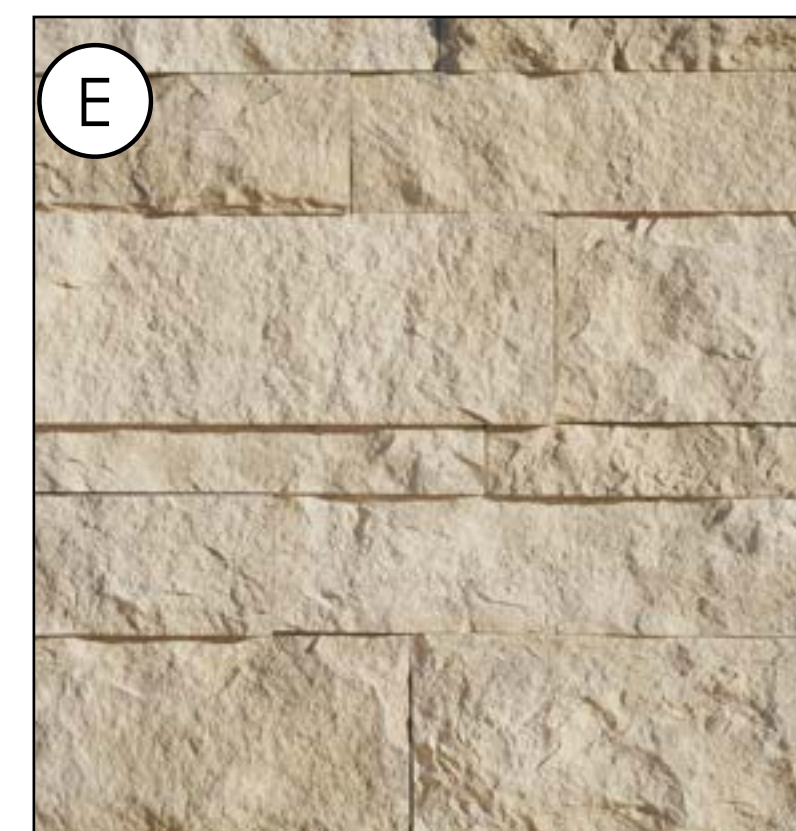
LAP SIDING
CEDAR-LOOK



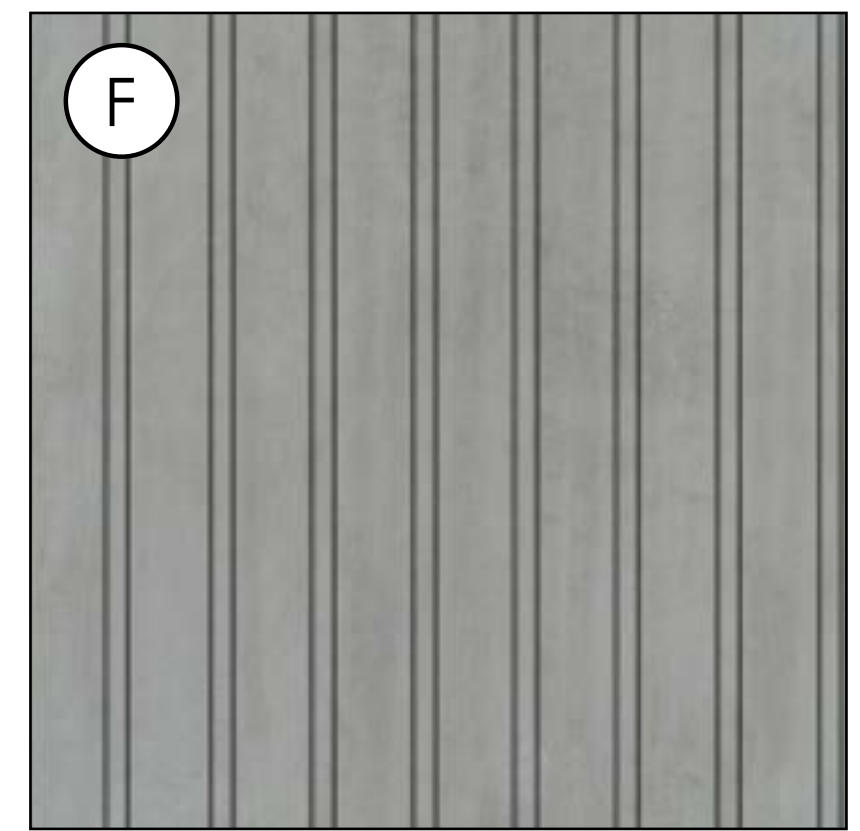
STEEL, WINDOWS, STOREFRONT
DARK GRAY



DISTRESSED PLASTER
BROWN



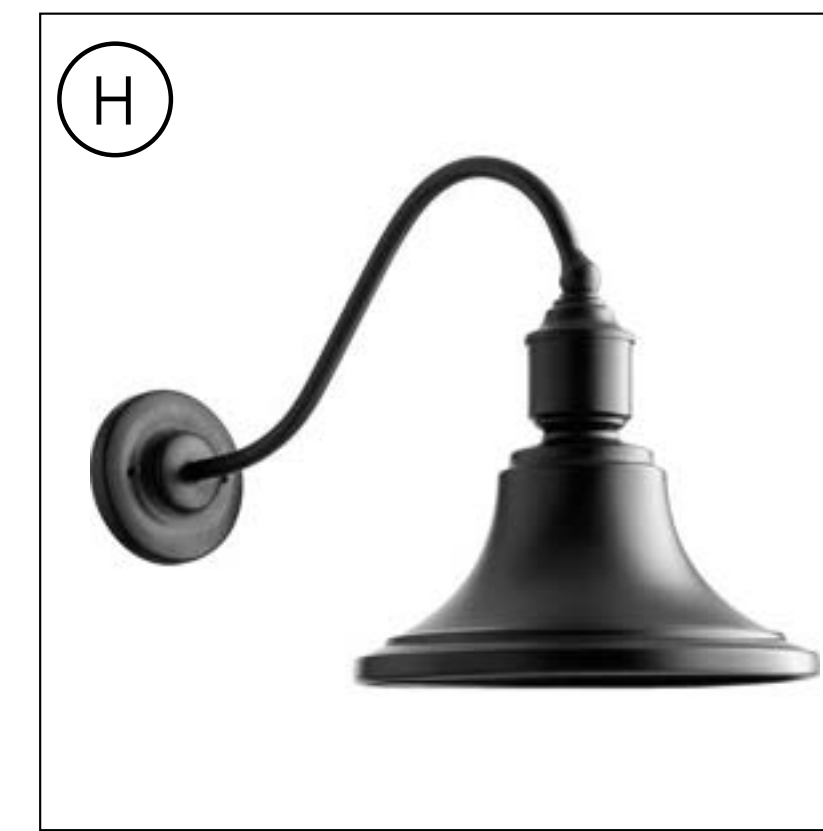
STONE VENEER
BEIGE ROUGH CUT



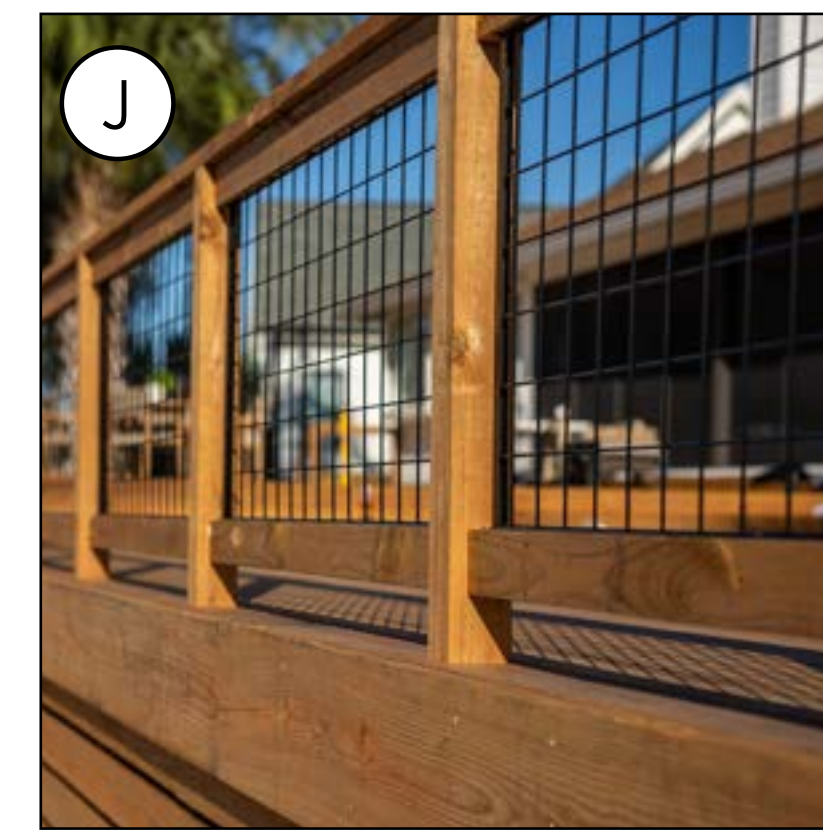
STANDING SEAM
GRAY



FIBER CEMENT TRIM/FASCIA
DARK GRAY



EXTERIOR SCONCE
BLACK FARMHOUSE STYLE



HOGWIRED WOOD RAILING
CEDAR-LOOK



MURAL OPPORTUNITIES
BY OTHERS



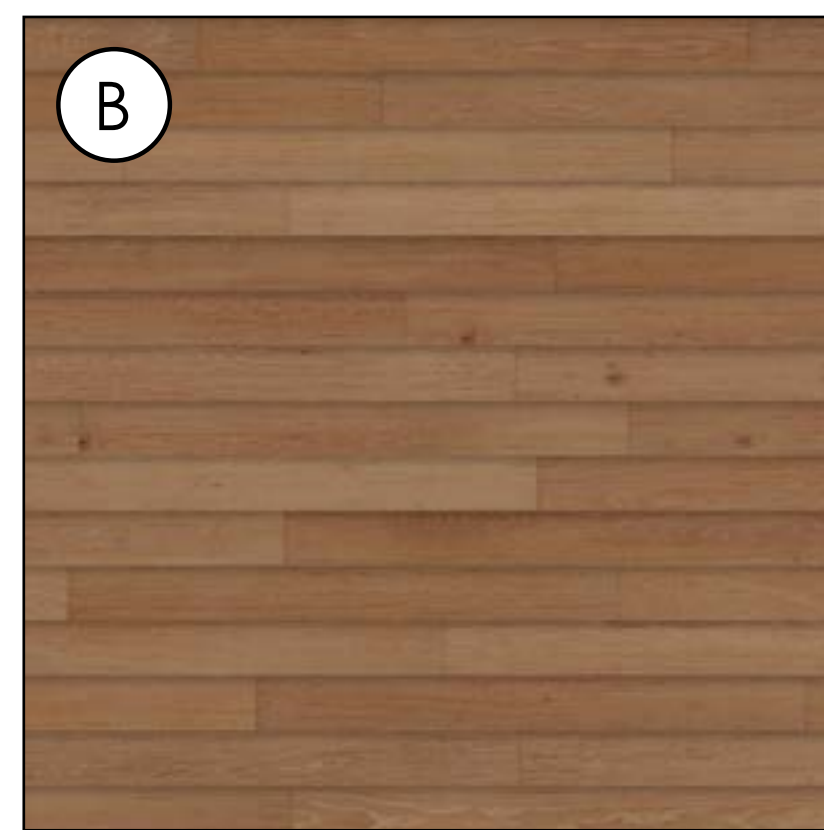
1 **SOUTHEAST ELEVATION**
NTS



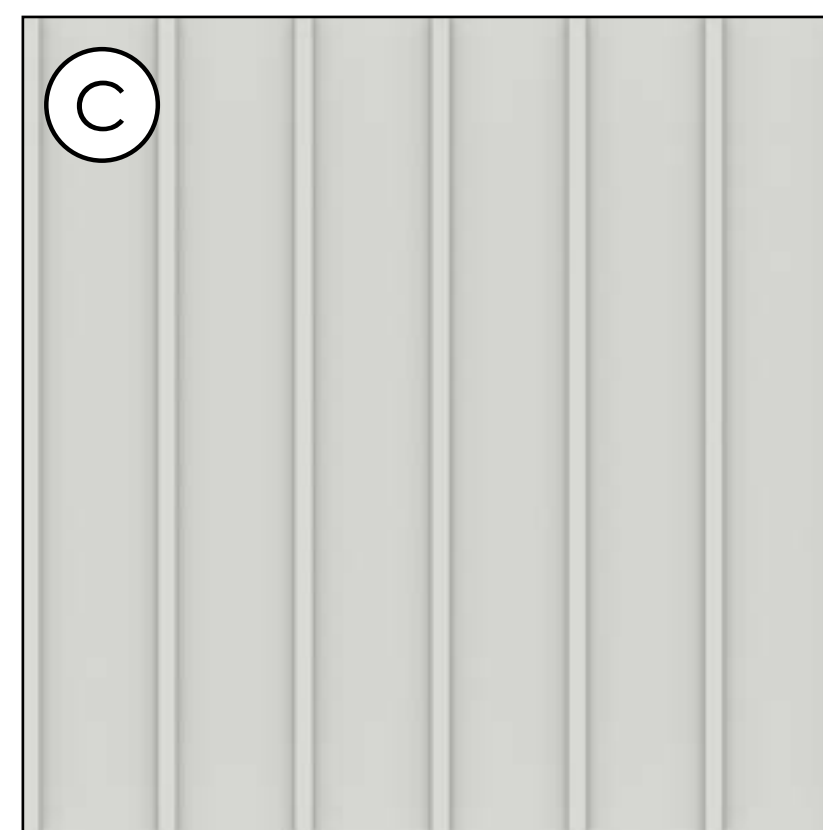
2 **SOUTHWEST ELEVATION**
NTS



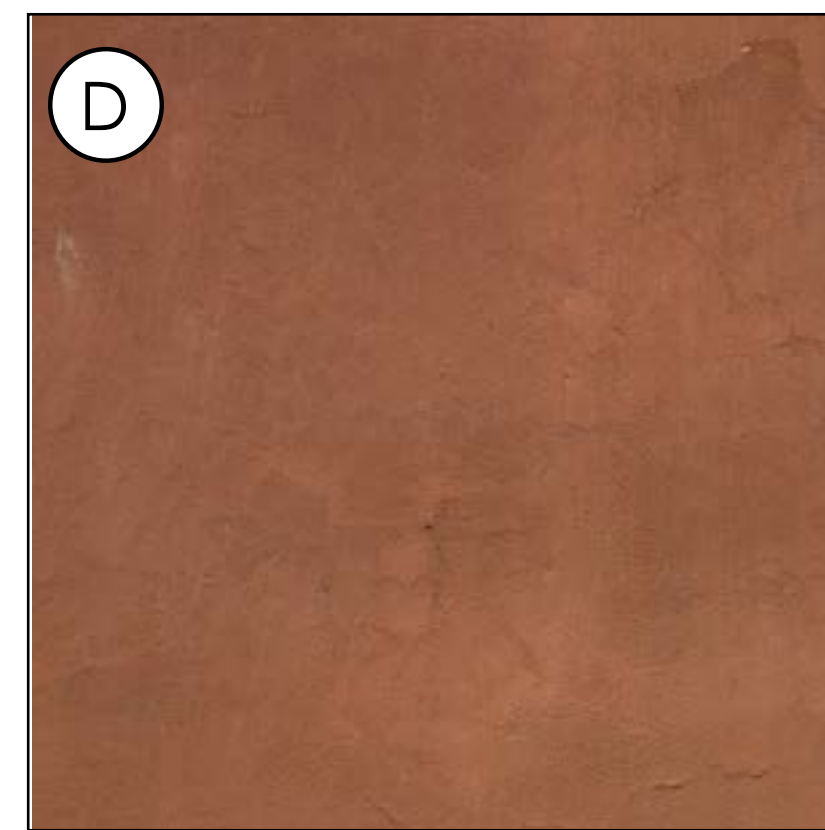
STUCCO
OFF-WHITE



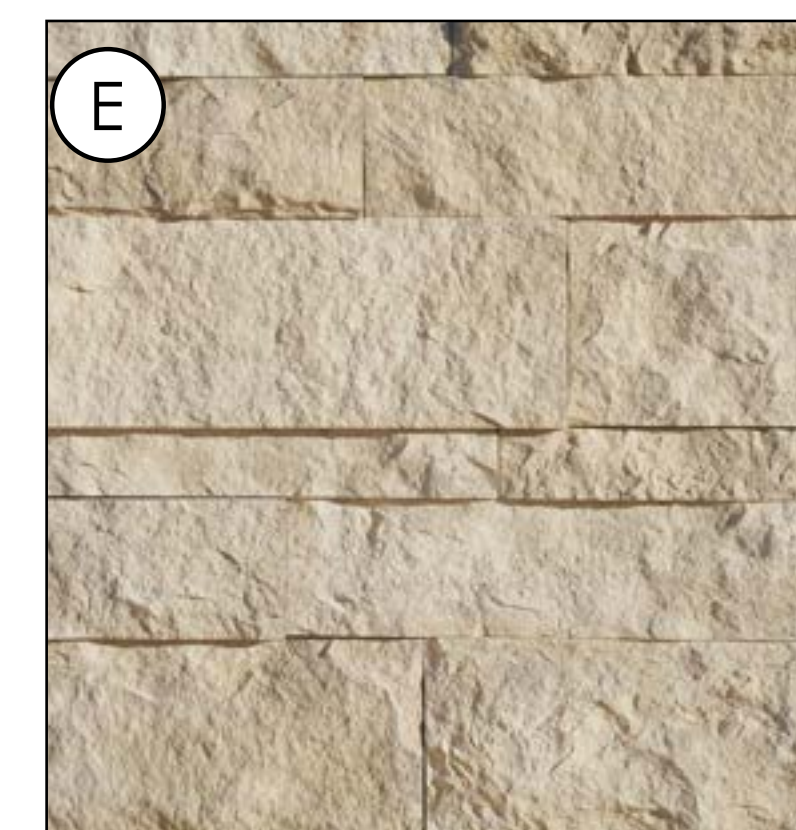
LAP SIDING
CEDAR-LOOK



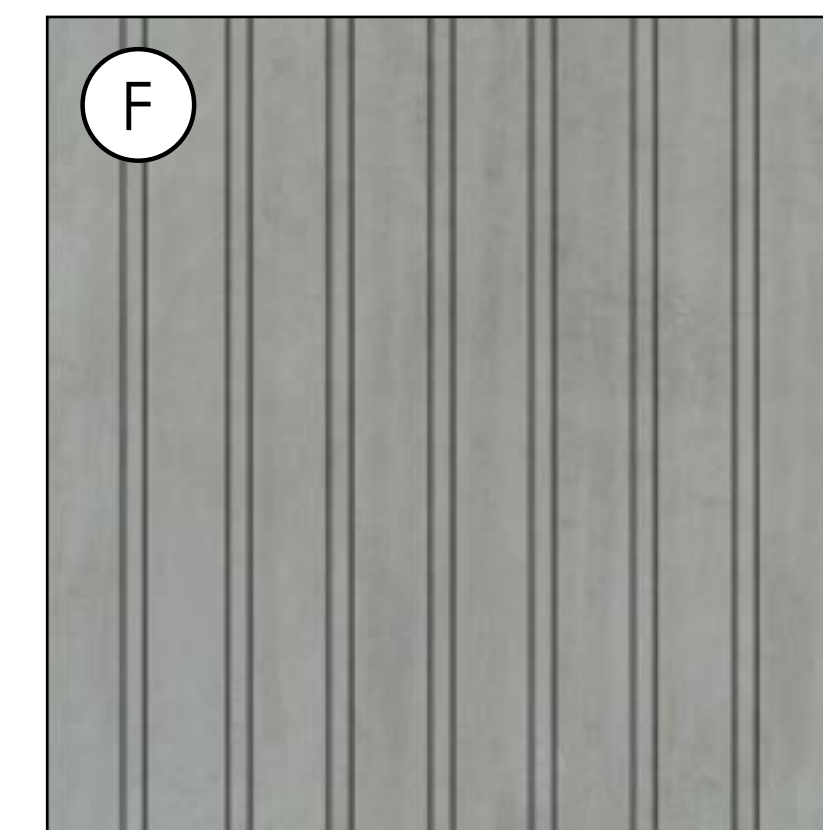
BOARD AND BATTEN
WHITE



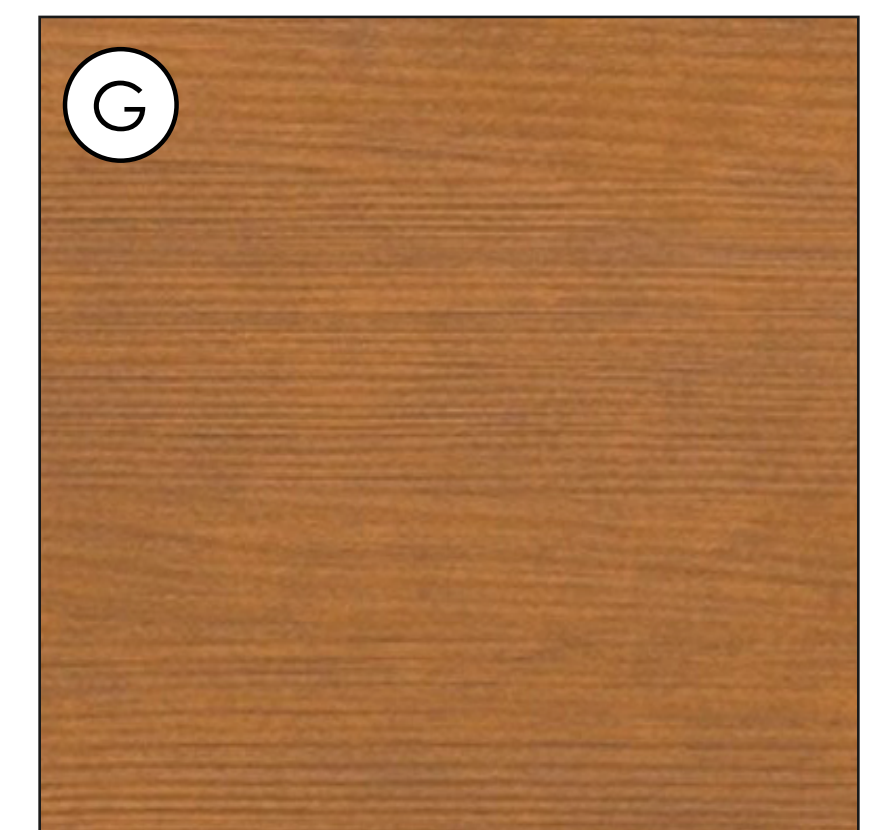
DISTRESSED PLASTER
BROWN



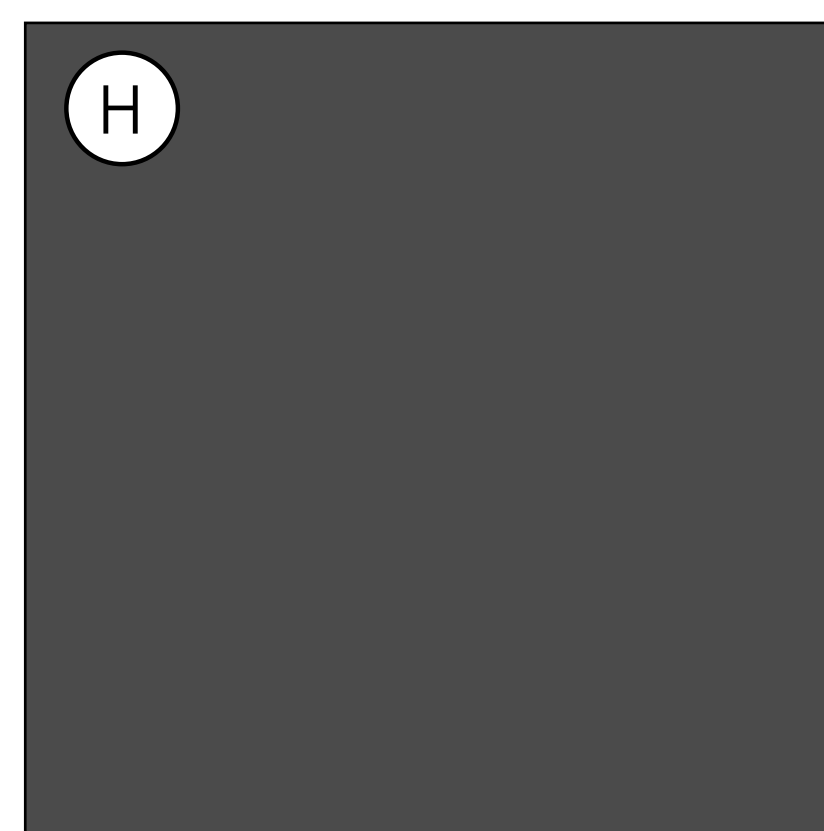
STONE VENEER
BEIGE ROUGH CUT



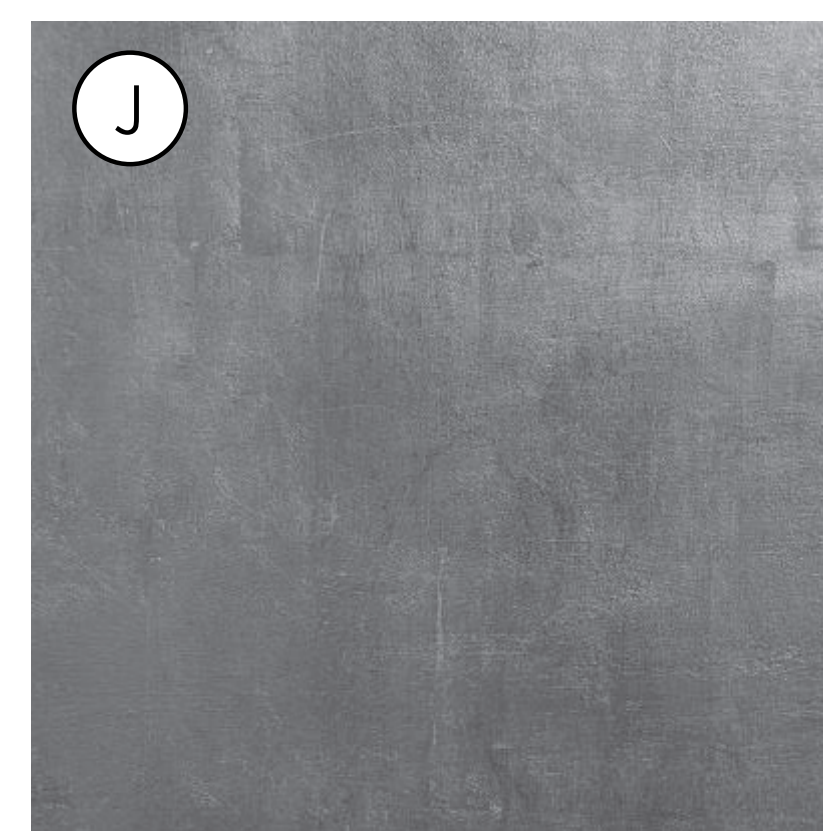
STANDING SEAM
GRAY



WOOD FASCIA AND BRACKETS
CEDAR-LOOK



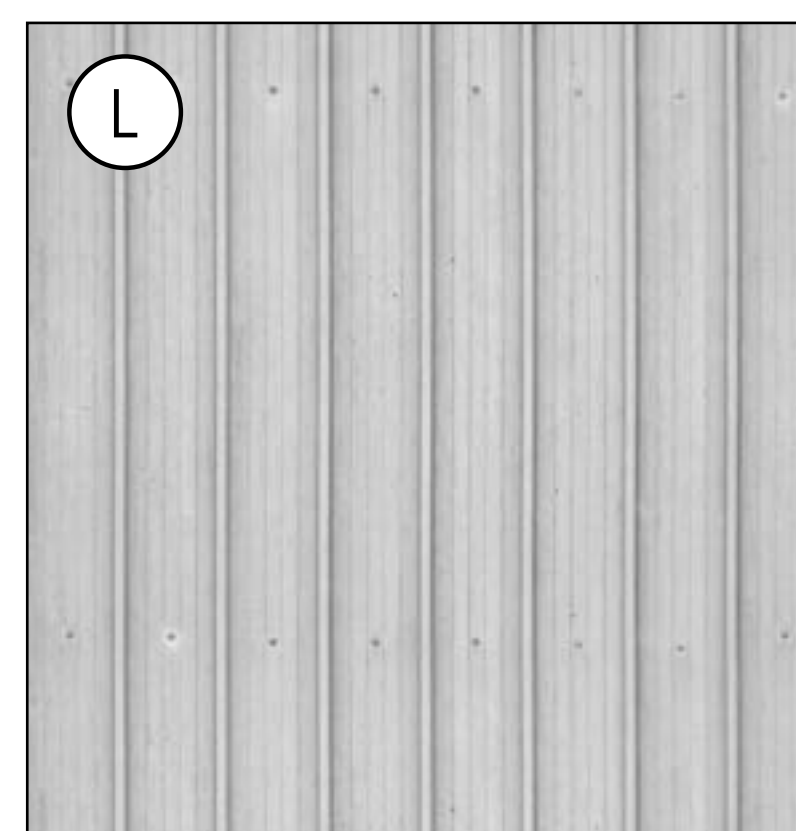
FIBER CEMENT TRIM
DARK GRAY



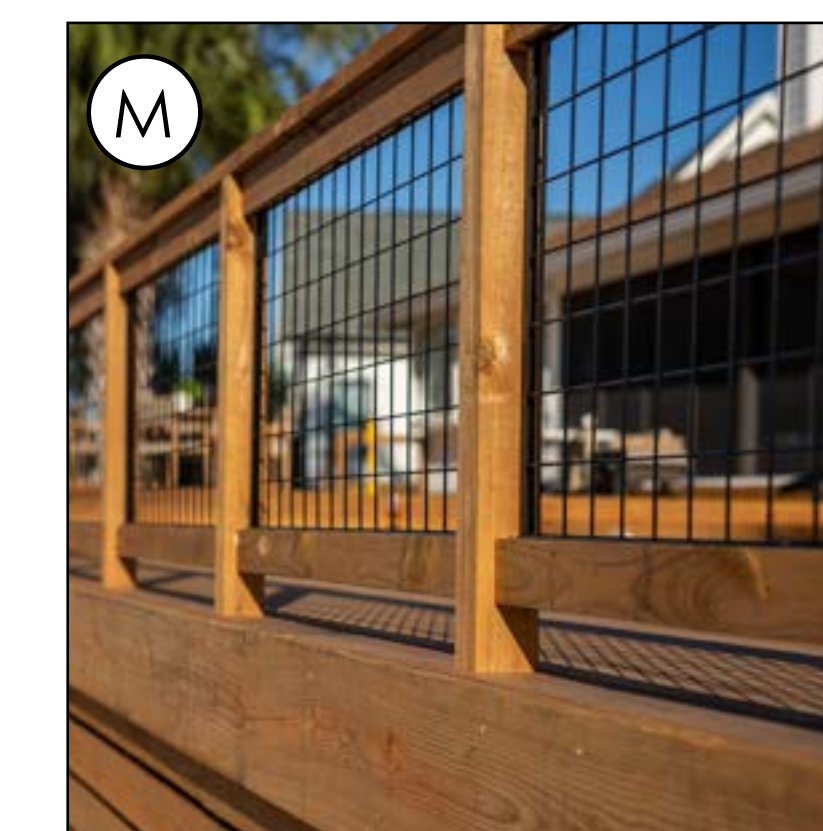
STEEL, WINDOWS, STOREFRONT
DARK GRAY



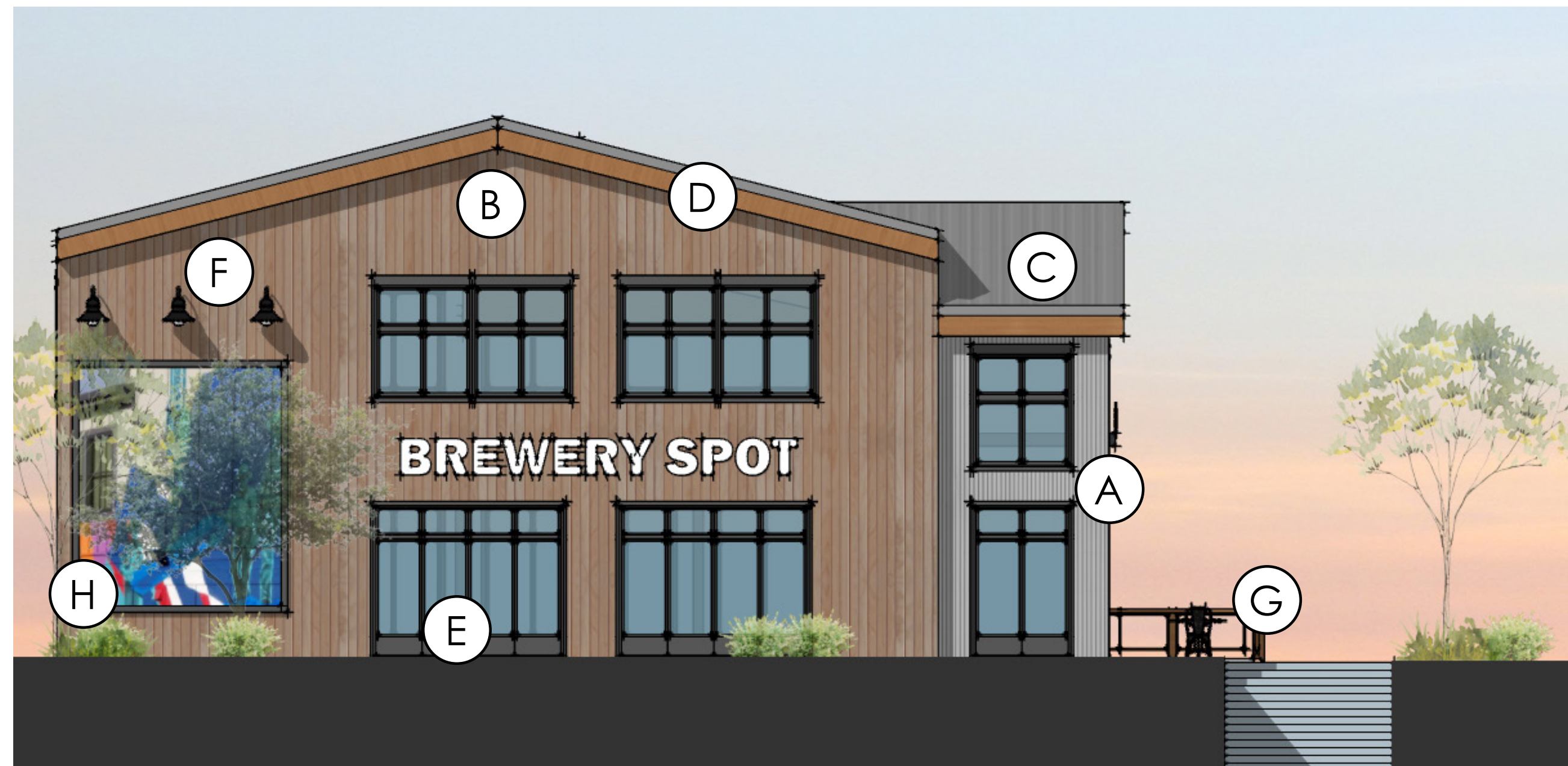
EXTERIOR SCONCE
BLACK FARMHOUSE STYLE



CORRUGATED METAL
SILVER



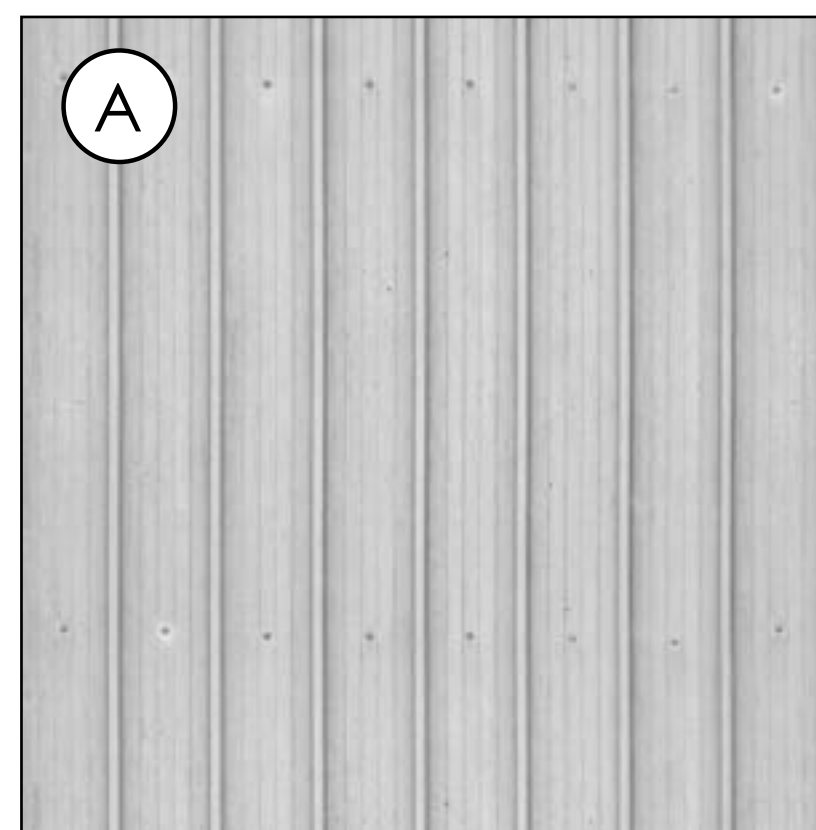
HOGWIRED WOOD RAILING
CEDAR-LOOK



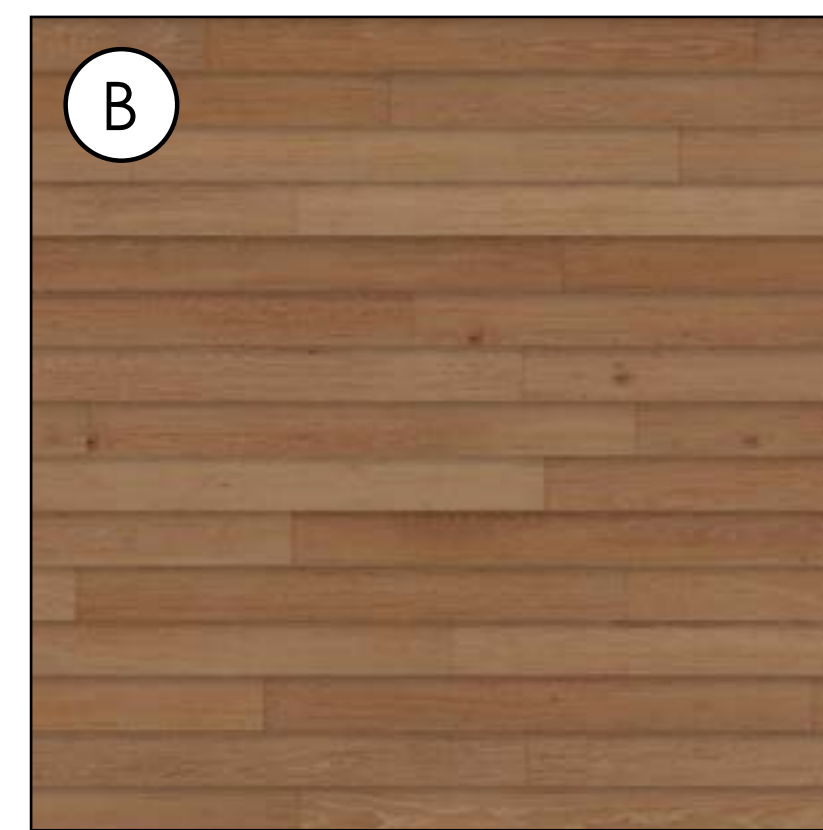
1 ^{NTS} NORTHWEST ELEVATION



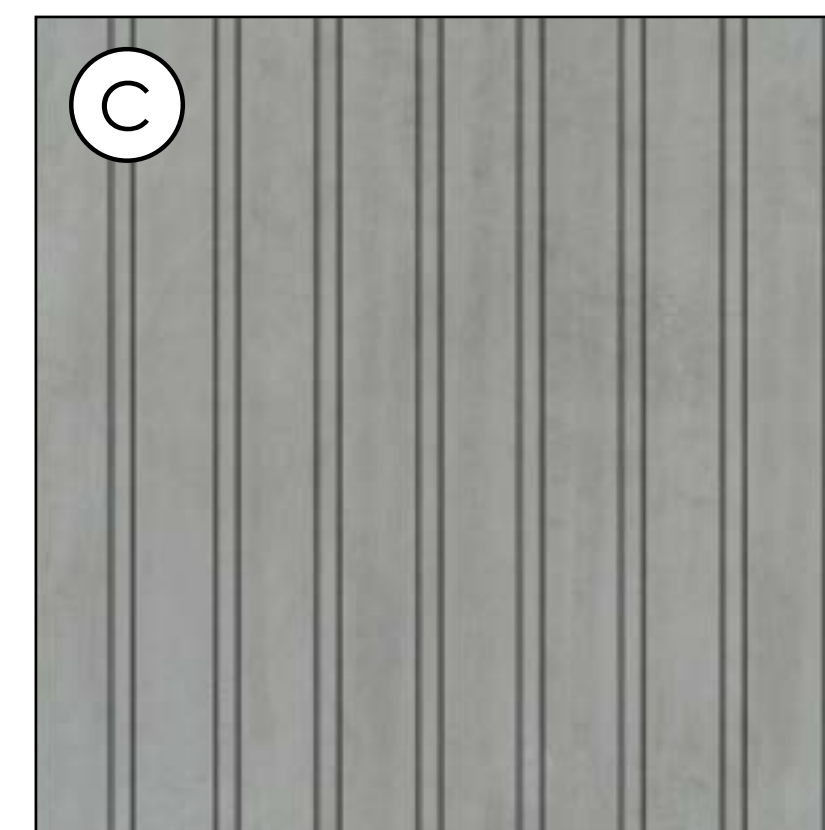
2 ^{NTS} SOUTHWEST ELEVATION



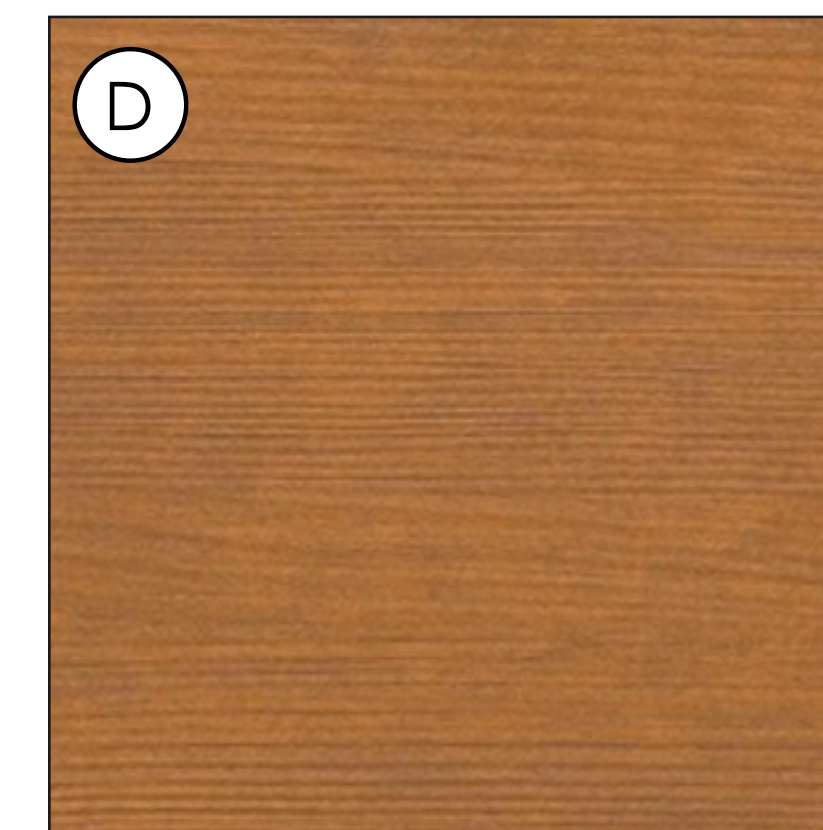
CORRUGATED METAL
SILVER



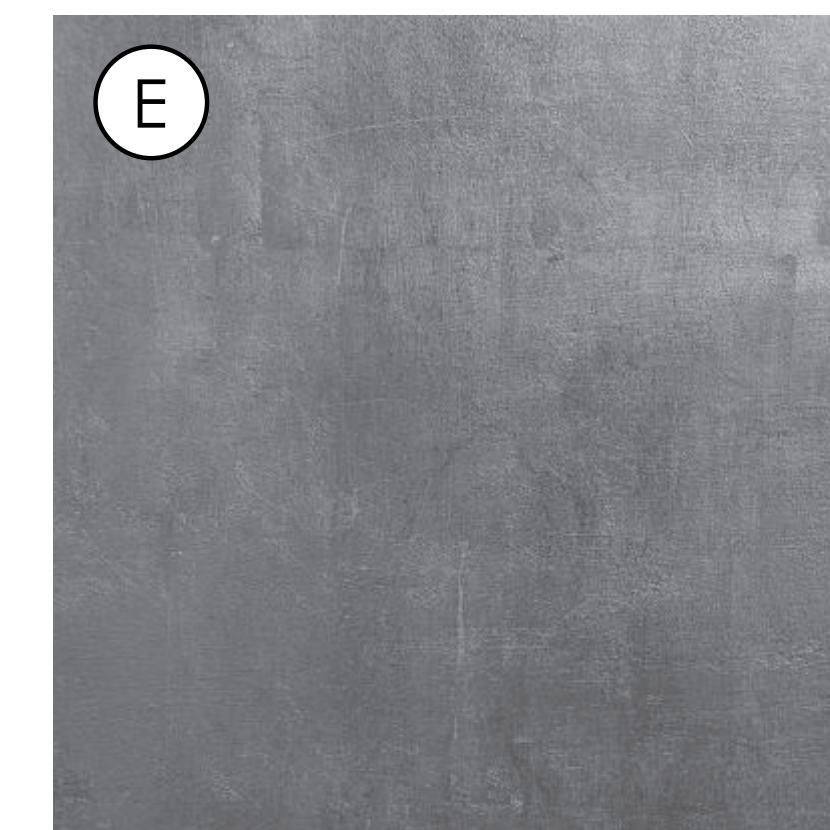
LAP SIDING
CEDAR-LOOK



STANDING SEAM
GRAY



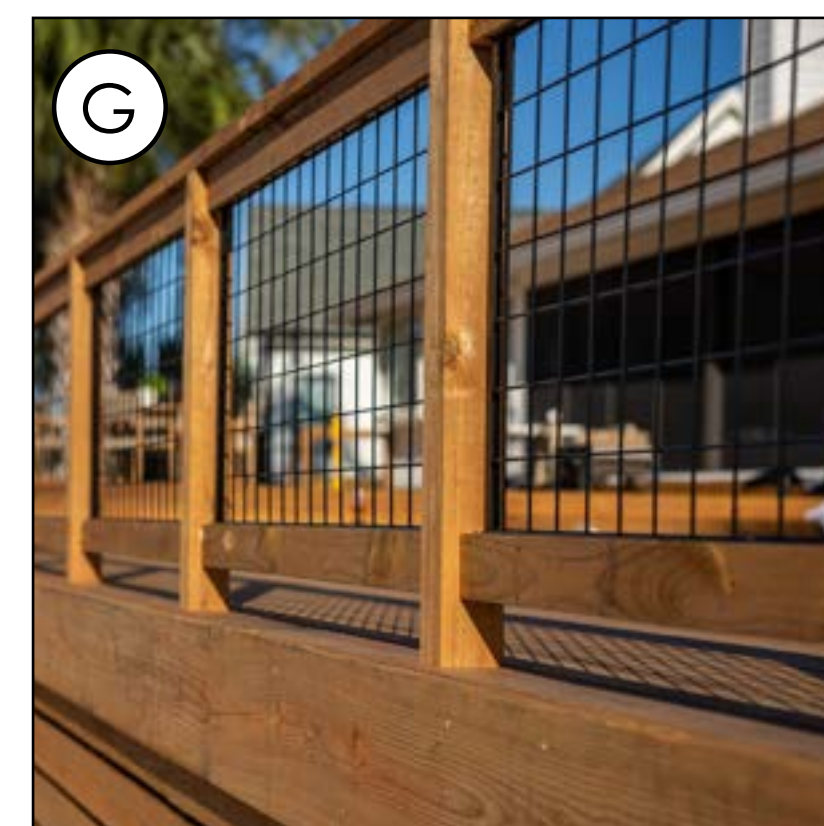
WOOD FASCIA AND BRACKETS
CEDAR-LOOK



STEEL, WINDOWS, STOREFRONT
DARK GRAY



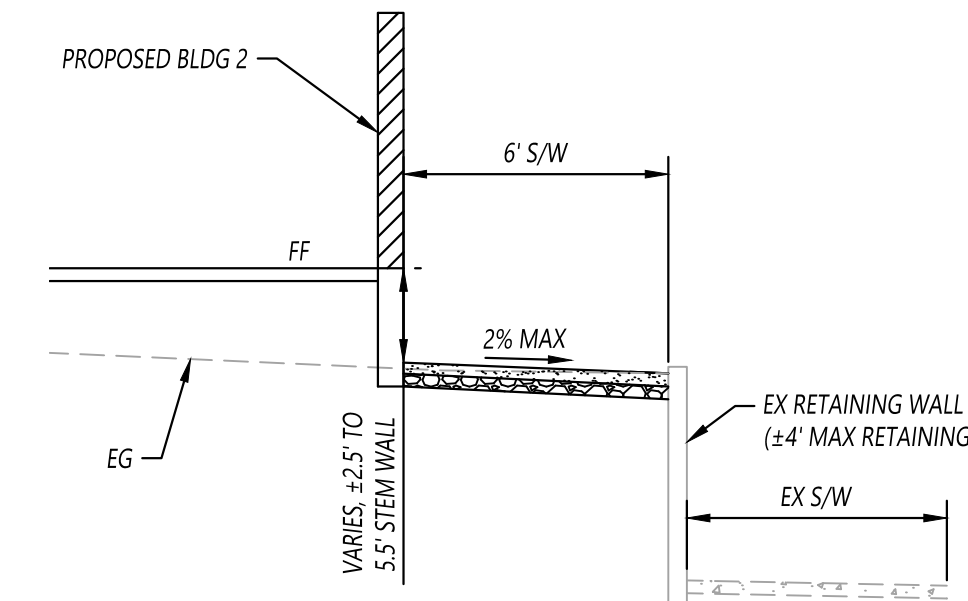
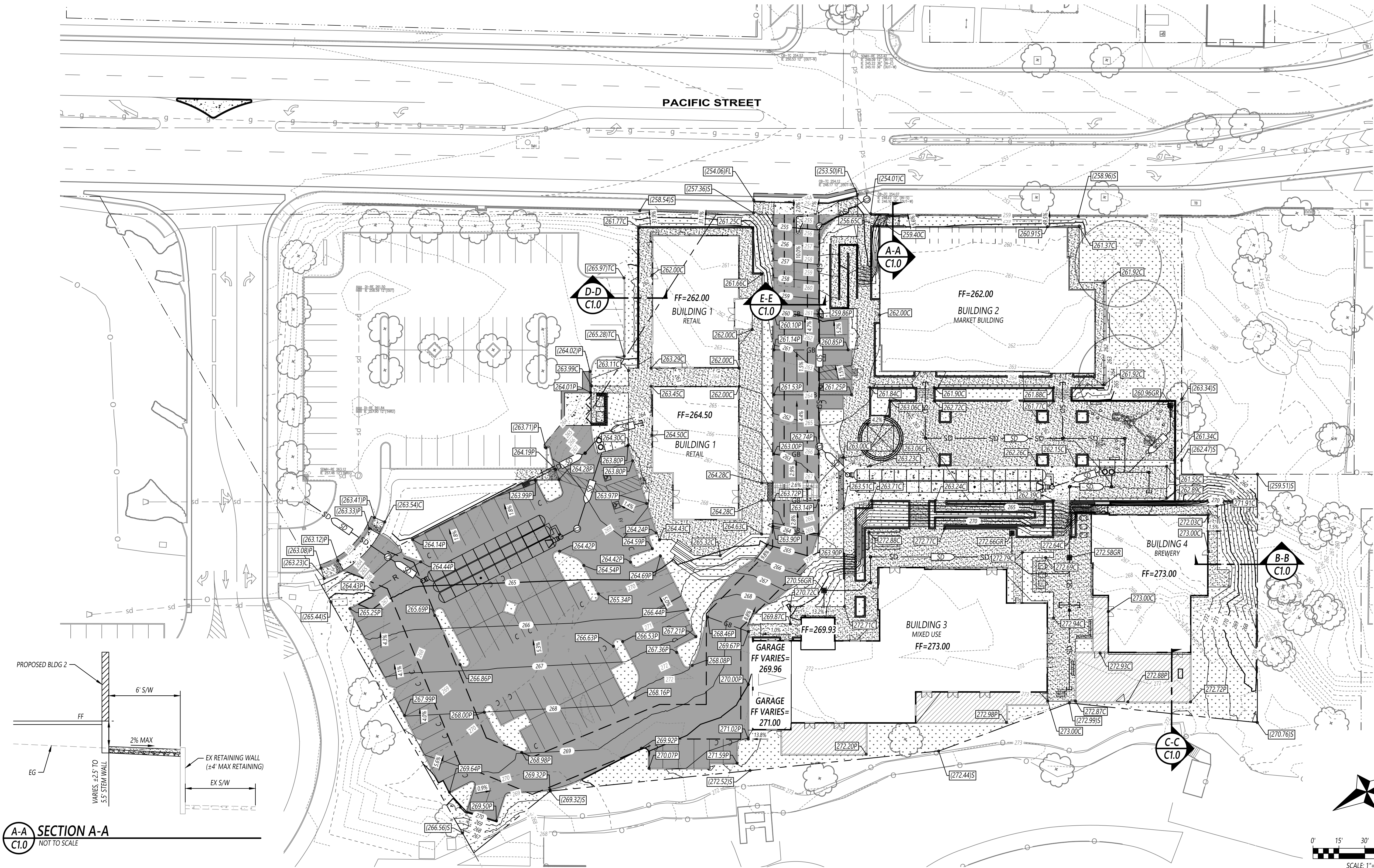
EXTERIOR SCONCE
BLACK FARMHOUSE STYLE



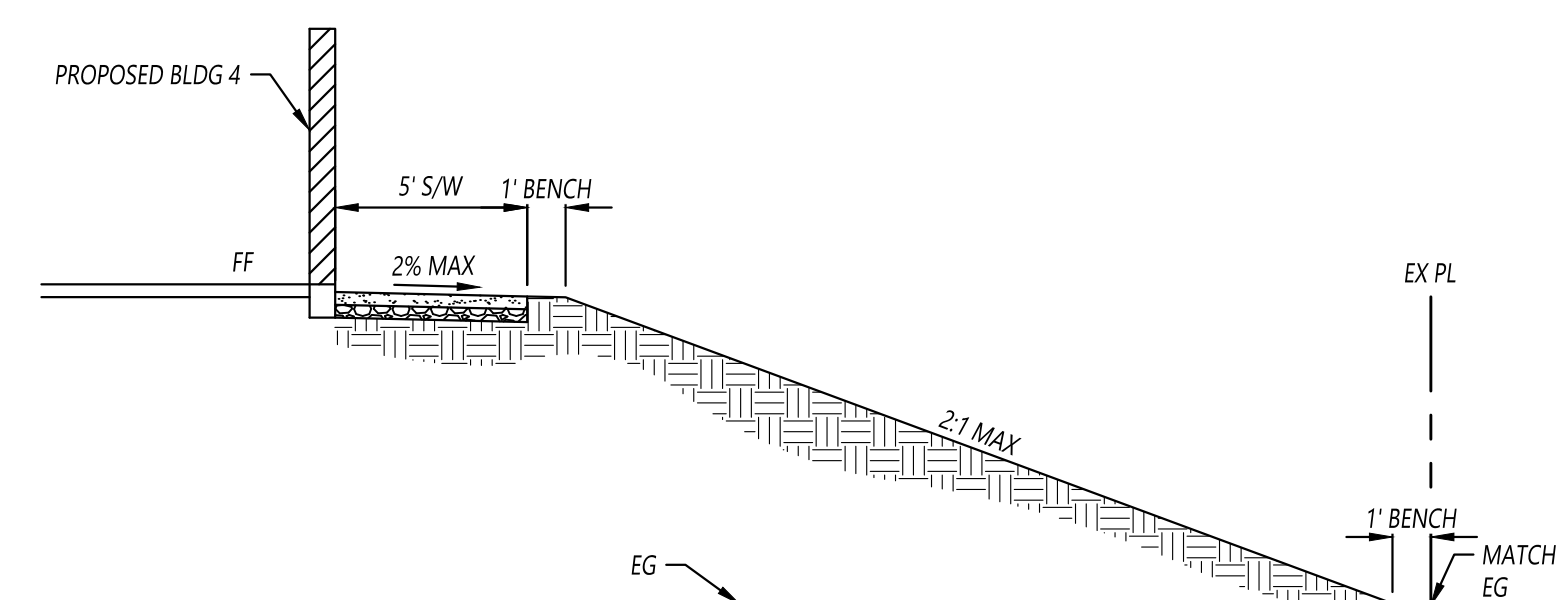
HOGWIRED WOOD RAILING
CEDAR-LOOK



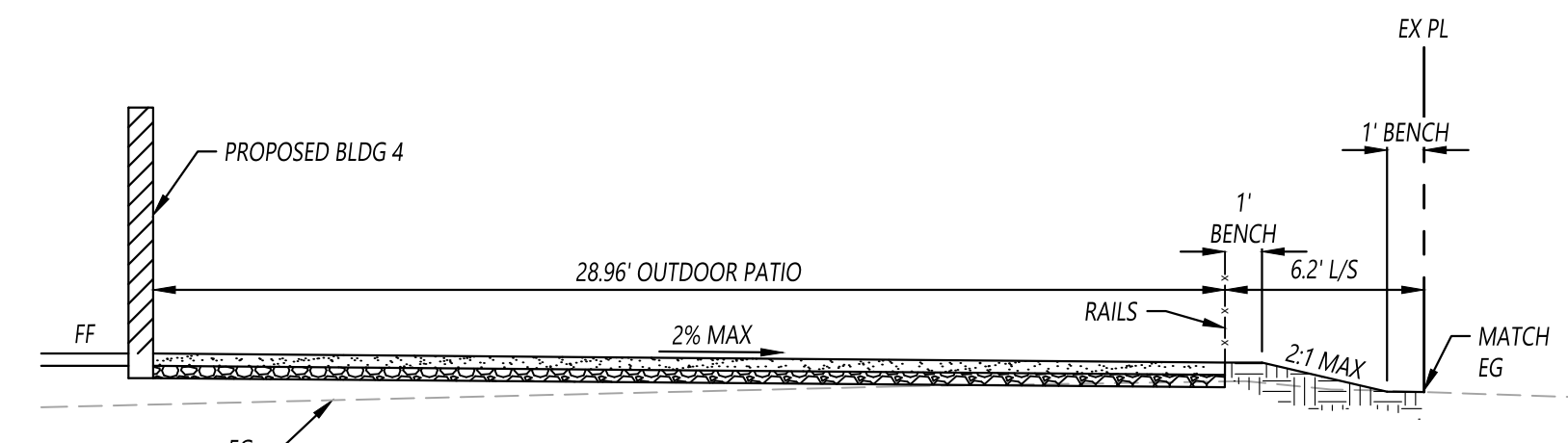
MURAL OPPORTUNITY
BY OTHERS



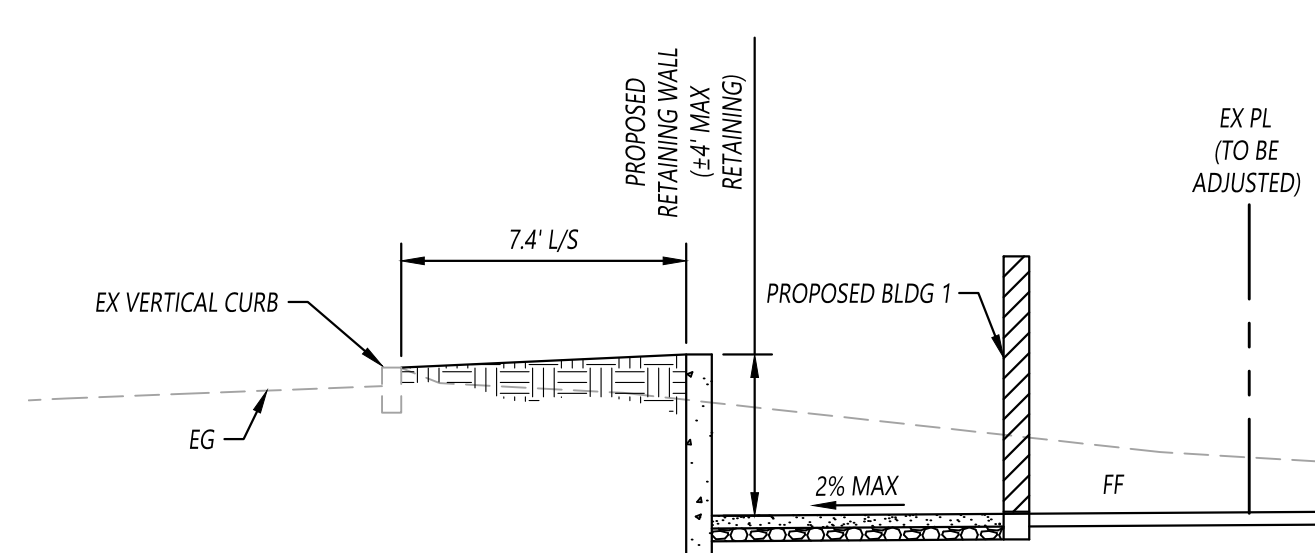
A-A SECTION A-A
C1.0 NOT TO SCALE



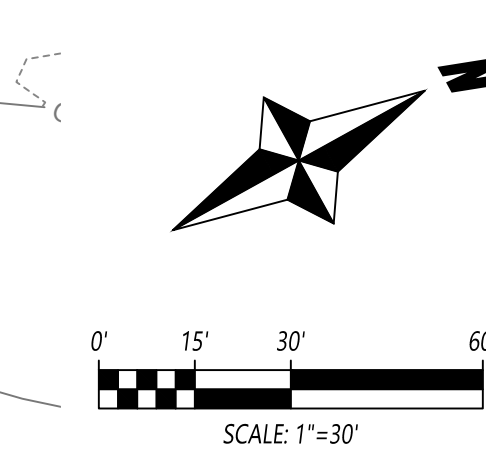
B-B SECTION B-B
C1.0 NOT TO SCALE



C-C SECTION C-C
C1.0 NOT TO SCALE

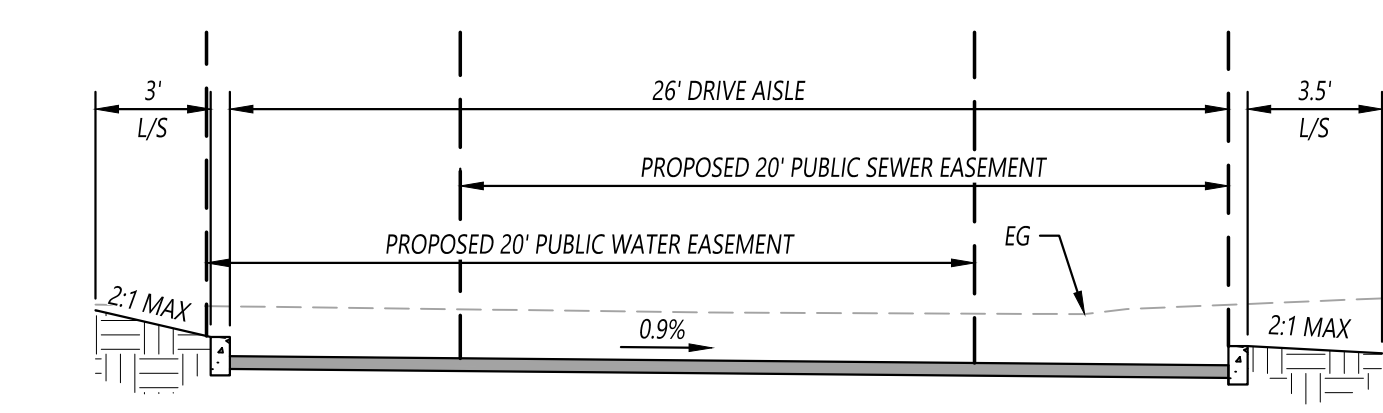


D-D SECTION D-D
C1.0 NOT TO SCALE



PRELIMINARY ENGINEERS OPINION OF EARTHWORK			
	CUT (CY)	FILL (CY)	NET (CY)
TOTAL	±10,985	±2,870	±8,115 (CUT/EXPORT)

NOTE: ENGINEERS ESTIMATE OF EARTHWORK ARE RAW VOLUMES BASED ON EXISTING GROUND SURFACE OF THE SITE AT THE TIME OF THE SURVEY AND PROPOSED FINISH GROUND SURFACE ELEVATIONS. IT INCLUDES ESTIMATED EXCAVATION FOR ASSUMED SECTIONS OF NEW ON-SITE PLATWORK, ASPHALT PAVEMENT, AND BUILDING SLAB SUBGRADE. THE ESTIMATE DOES NOT INCLUDE ANY PAVEMENT OR BUILDING FOUNDATION REMOVAL AS PART OF DEMOLITION, EXCAVATION FOR CONTINUOUS FOOTINGS OR TOPPING SLAB SUBGRADE, TRENCH SPOILS, OR SHRINK OR SWELL FACTORS. IT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO VERIFY ALL EARTHWORK QUANTITIES PRIOR TO BID.



E-E SECTION E-E
C1.0 NOT TO SCALE

- GRADING LEGEND:**
- EXISTING 1-FT CONTOUR
 - EXISTING 5-FT CONTOUR
 - PROPOSED 1-FT CONTOUR
 - PROPOSED 5-FT CONTOUR
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED STORM DRAIN LINE
 - PROPOSED DRAIN INLET
 - PROPOSED STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - CONCRETE ELEVATION
 - FLOWLINE ELEVATION
 - PAVEMENT ELEVATION
 - RIM ELEVATION
 - GROUND ELEVATION
 - TOP OF CURB ELEVATION
 - BUILDING FINISHED FLOOR ELEVATION
 - PROPOSED GROUND SLOPE
 - EXISTING GROUND SLOPE
 - RIDGE LINE/ HIGH POINT
 - GRADE BREAK

NOTES:

- FINISH FLOOR ELEVATIONS (FFE) ARE PRELIMINARY AND SUBJECT TO CHANGE.

- LEGEND**
- PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - PROPOSED LANDSCAPE
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED HEAVY DUTY CONCRETE
 - PROPOSED CONCRETE PATIO

PARCEL AREA:

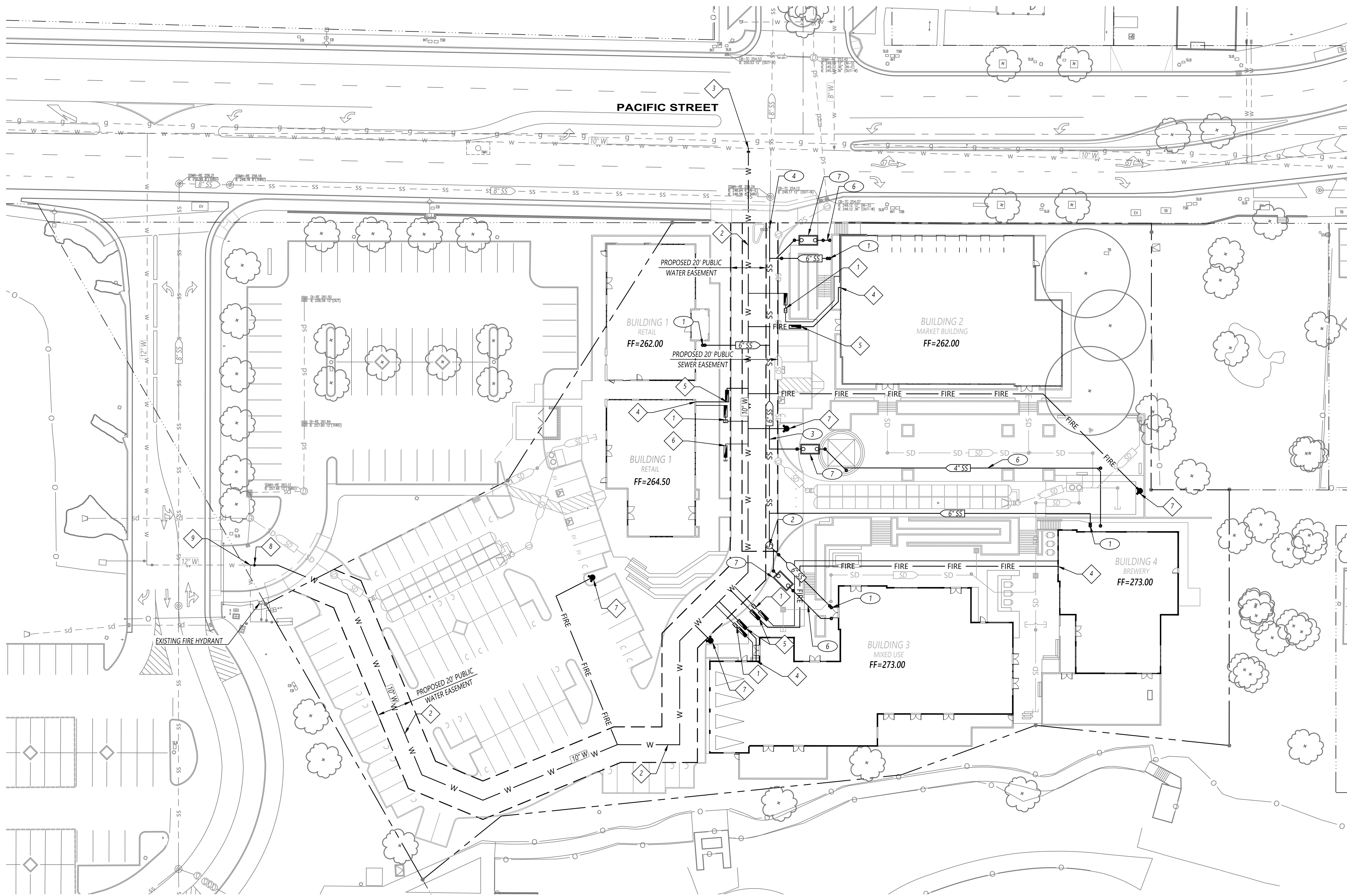
EXISTING LOT AREA:	129,975 SF / 2.98 AC
PROPOSED PERVIOUS AREA:	27,044 SF / 0.62 AC
PROPOSED IMPERVIOUS AREA:	106,689 SF / 2.45 AC

PRELIMINARY GRADING PLAN ROCKLIN PUBLIC MARKET

5255 PACIFIC STREET
ROCKLIN, CA

C1.0

DATE: 6/19/2025
SCALE: 1"=30'
DRAWN BY: WY/RS



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED SANITARY SEWER TWO-WAY CLEANOUT
	PROPOSED GREASE INTERCEPTOR
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED RP/DCDA
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED REDUCER

PRELIMINARY WATER KEYNOTES:

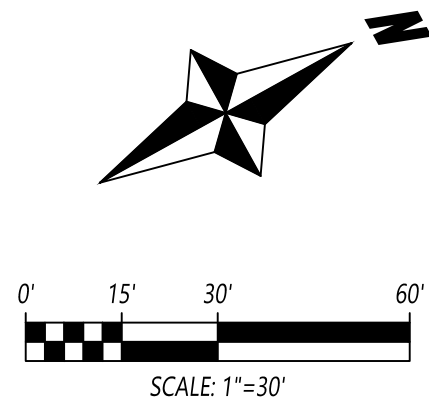
- 1 PROPOSED DOMESTIC WATER SERVICE, METER, AND BACKFLOW.
- 2 PROPOSED 10" PUBLIC WATER LINE.
- 3 CONNECT NEW 10" PUBLIC WATER LINE TO EXISTING 10" WATER LINE.
- 4 PROPOSED FIRE WATER SERVICE BUILDING POC.
- 5 PROPOSED DCDA.
- 6 PROPOSED IRRIGATION SERVICE, METER, AND BACKFLOW.
- 7 PROPOSED FIRE HYDRANT.
- 8 PROPOSED 12" X 10" REDUCER.
- 9 CONNECT NEW 10" PUBLIC WATER LINE TO EXISTING 12" WATER LINE.

PRELIMINARY SANITARY SEWER KEYNOTES:

- 1 PROPOSED 6" PRIVATE SEWER SERVICE BUILDING POINT OF CONNECTION. LOCATION OF PROPOSED SEWER POINT OF CONNECTION IS APPROXIMATE.
- 2 PROPOSED SANITARY SEWER MANHOLE.
- 3 PROPOSED 6" PUBLIC SANITARY SEWER LINE.
- 4 CONNECT NEW 6" PUBLIC SANITARY SEWER LINE TO EXISTING 6" SEWER STUB AT CLEANOUT.
- 6 PROPOSED SANITARY SEWER GREASE SERVICE.
- 7 PROPOSED GREASE INTERCEPTOR.

CONCEPTUAL UTILITY NOTES:

- 1. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER DESIGN COORDINATION.



**PRELIMINARY SEWER AND WATER LAYOUT
ROCKLIN PUBLIC MARKET**

5255 PACIFIC STREET
ROCKLIN, CA

C3.0

DATE: 6/19/2025
SCALE: 1"=30'
DRAWN BY: WY/RS

CARTWRIGHT NOR CAL
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ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

Logon Name: wright, June 19, 2025 - 5:05 pm
Plot Date: June 19, 2025
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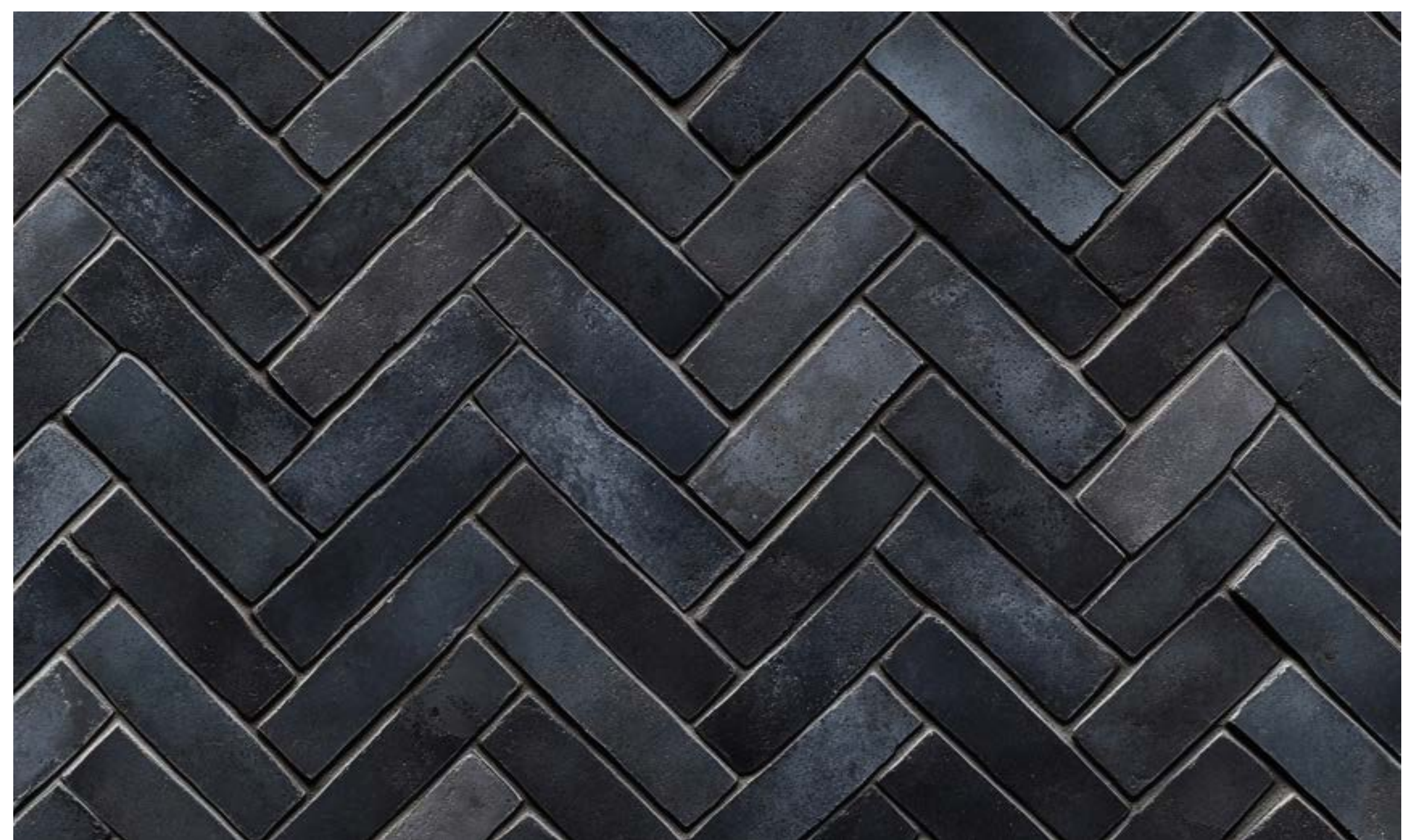
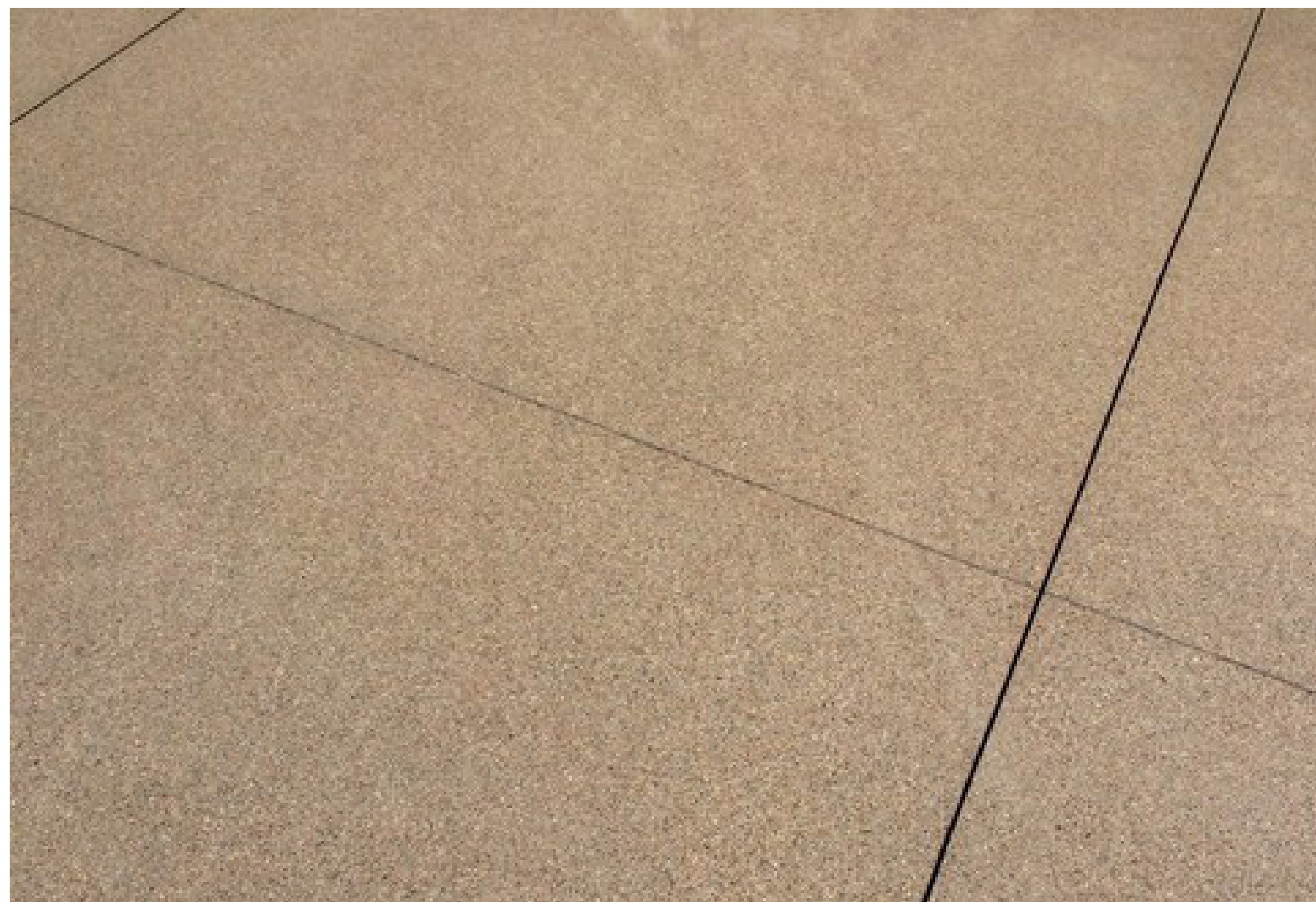
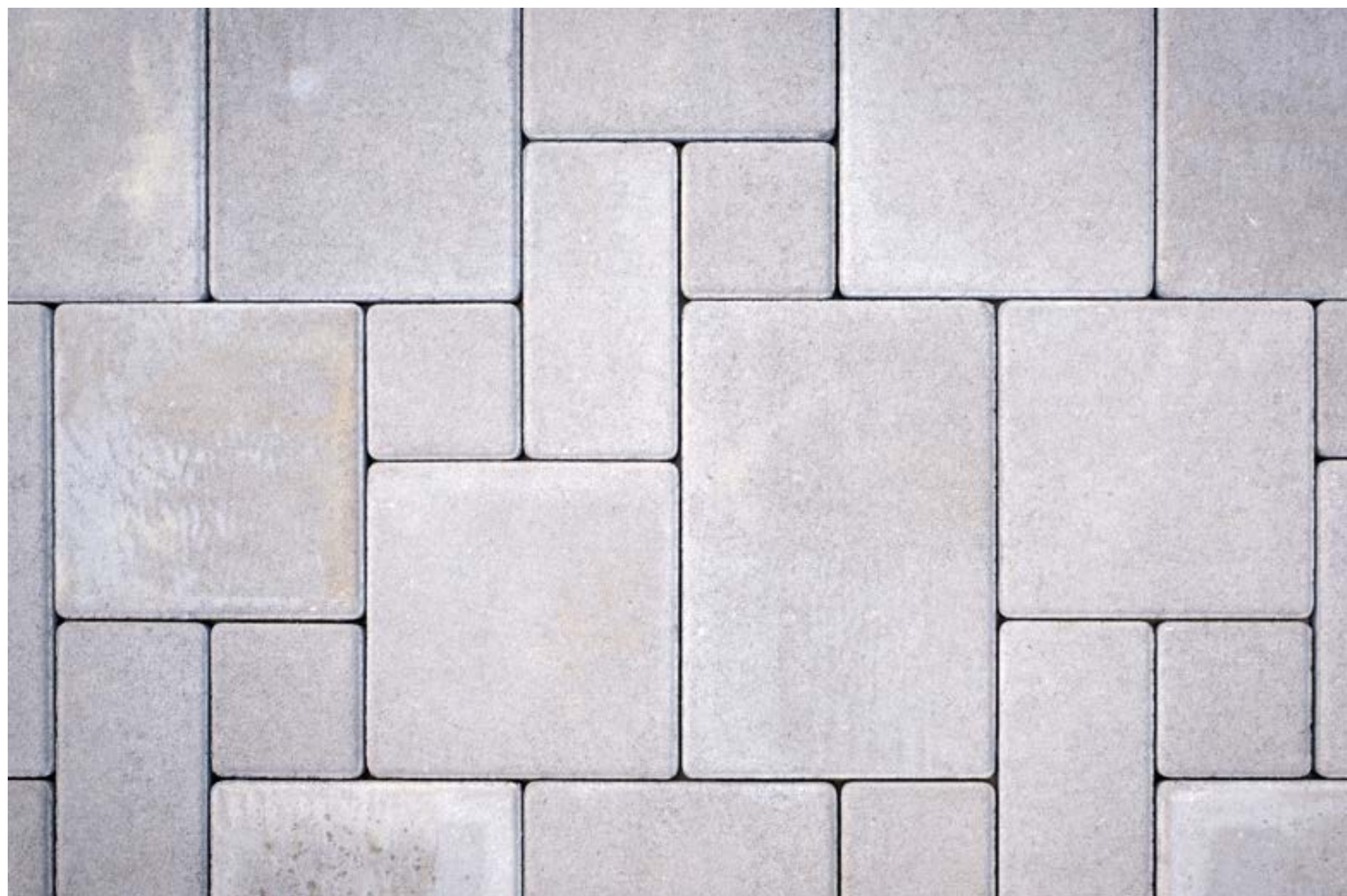
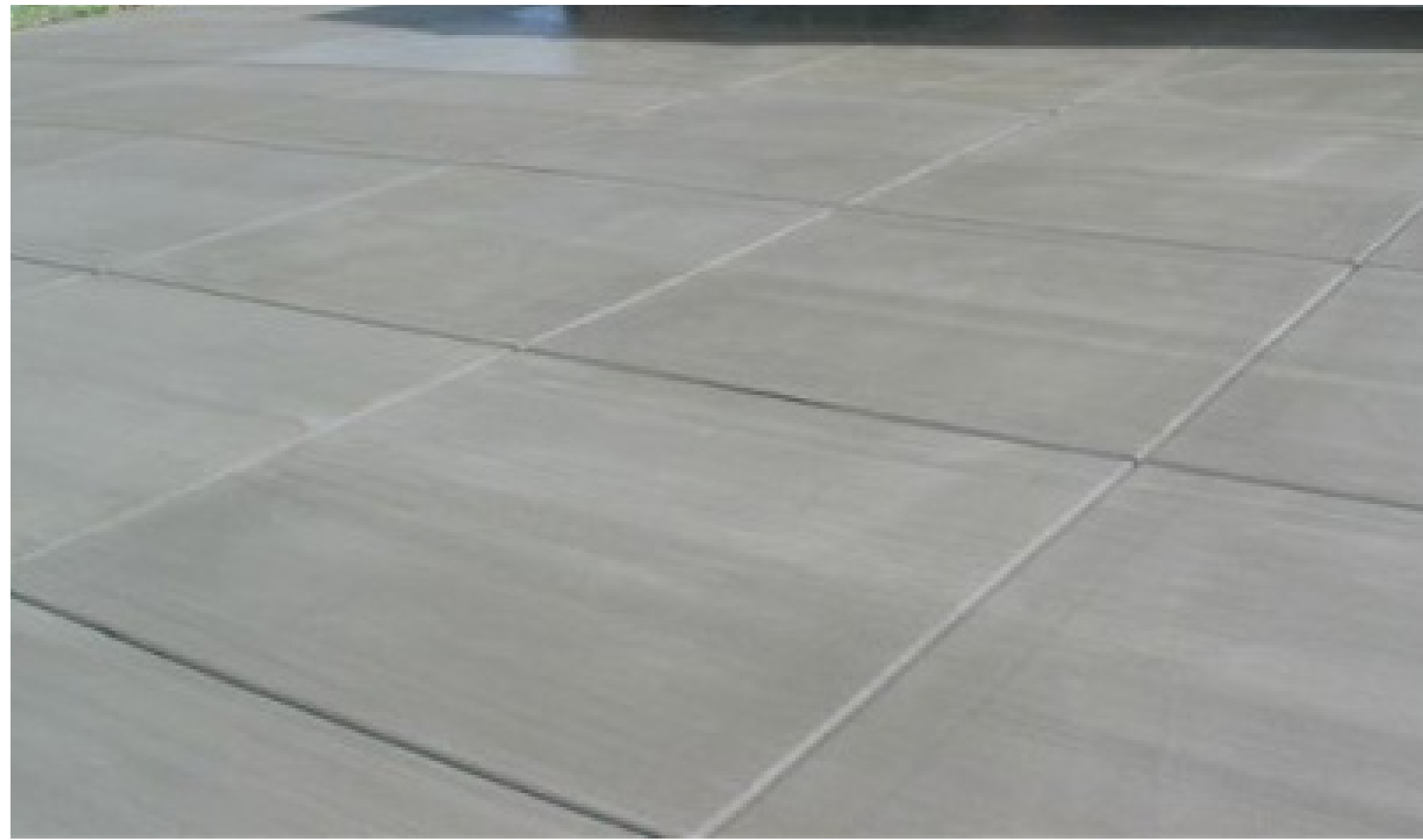
LANDSCAPE SITE PLAN CONCEPT
ROCKLIN PUBLIC MARKET

EXISTING QUARRY

20 JUNE 2025
 3233-01-CO23

0 10 20 40
 1" = 20'-0" 24X36 SHEET

L1

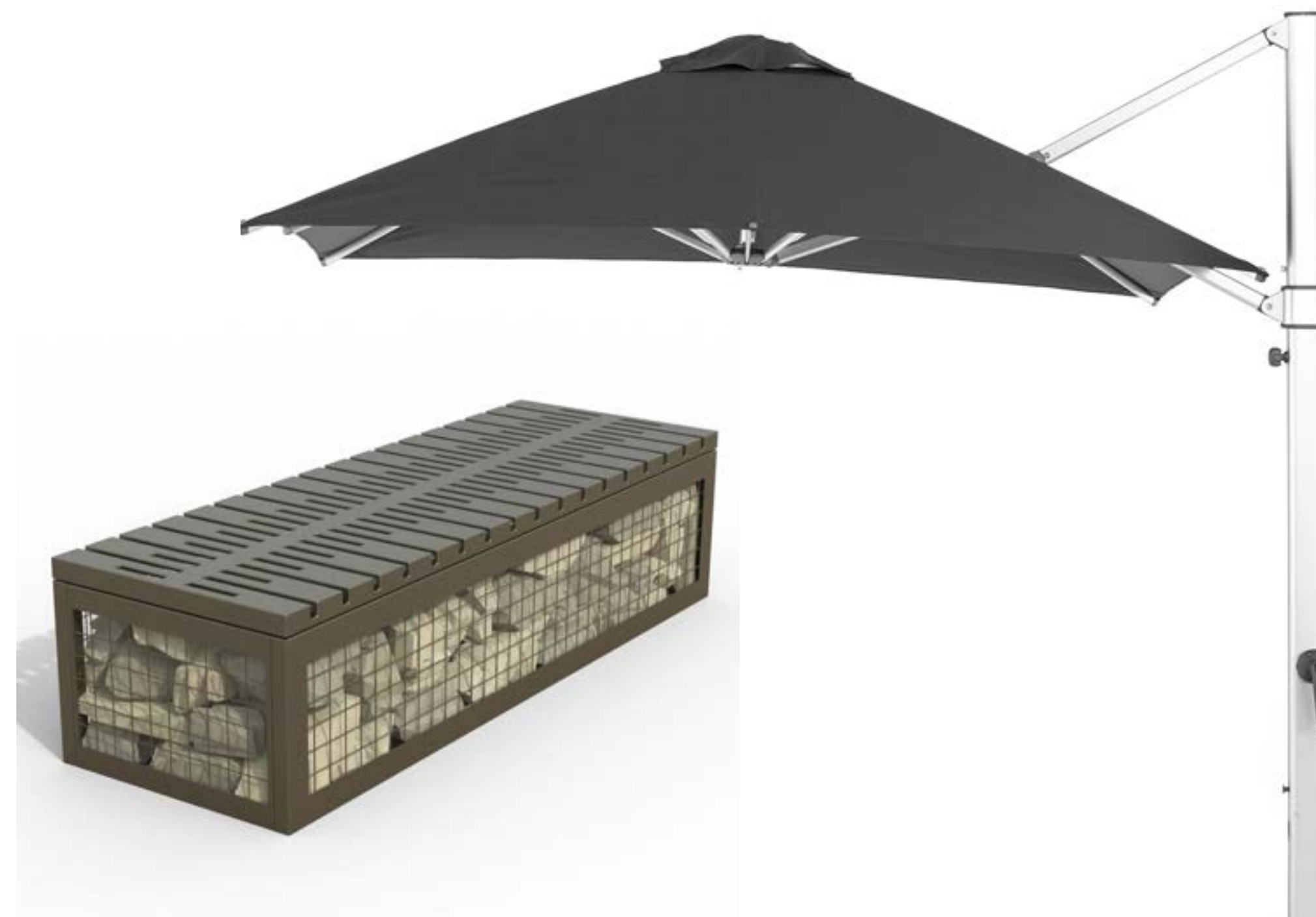


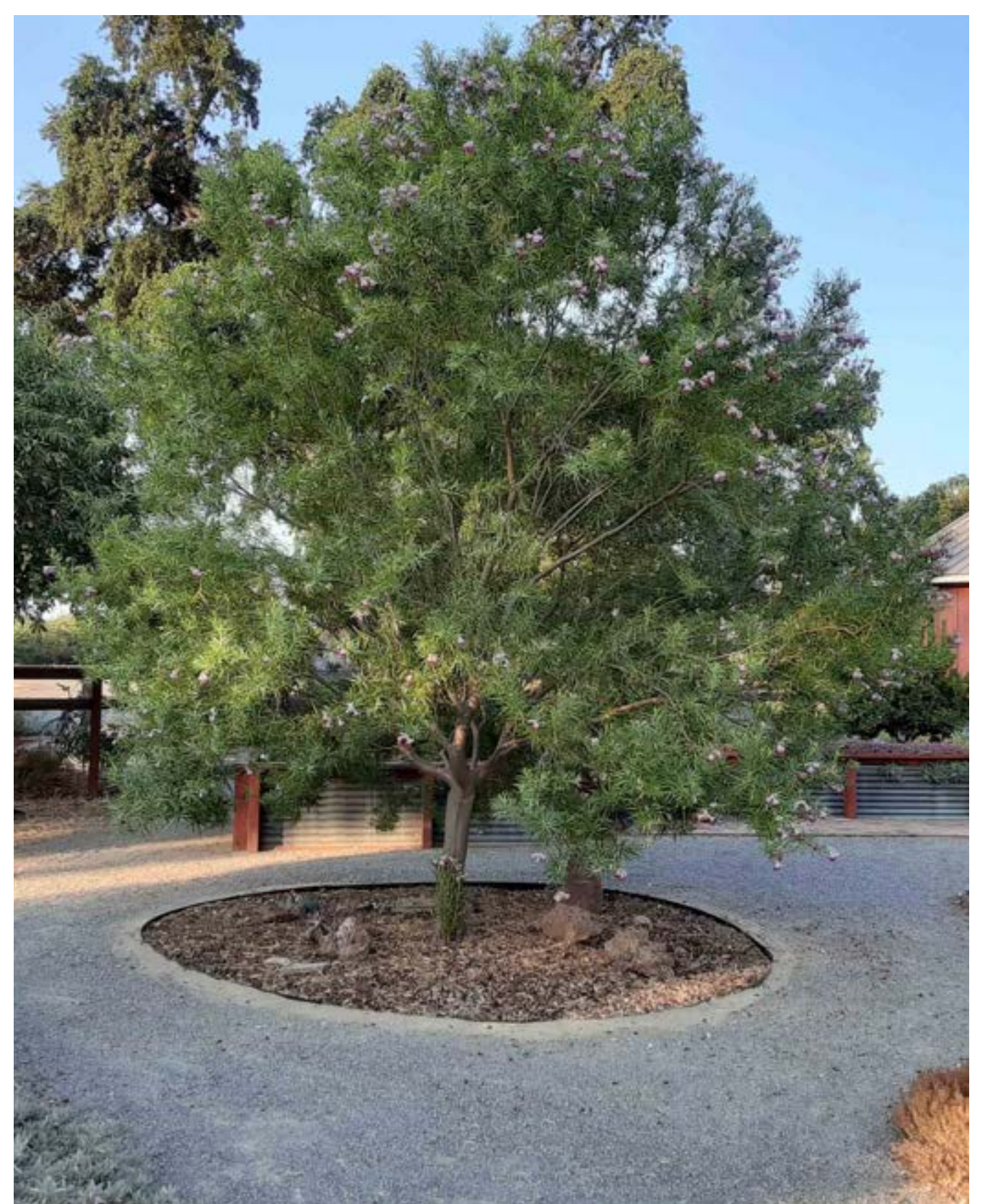
SITE MATERIALS
ROCKLIN PUBLIC MARKET

20 JUNE 2025

3233-01-CO23





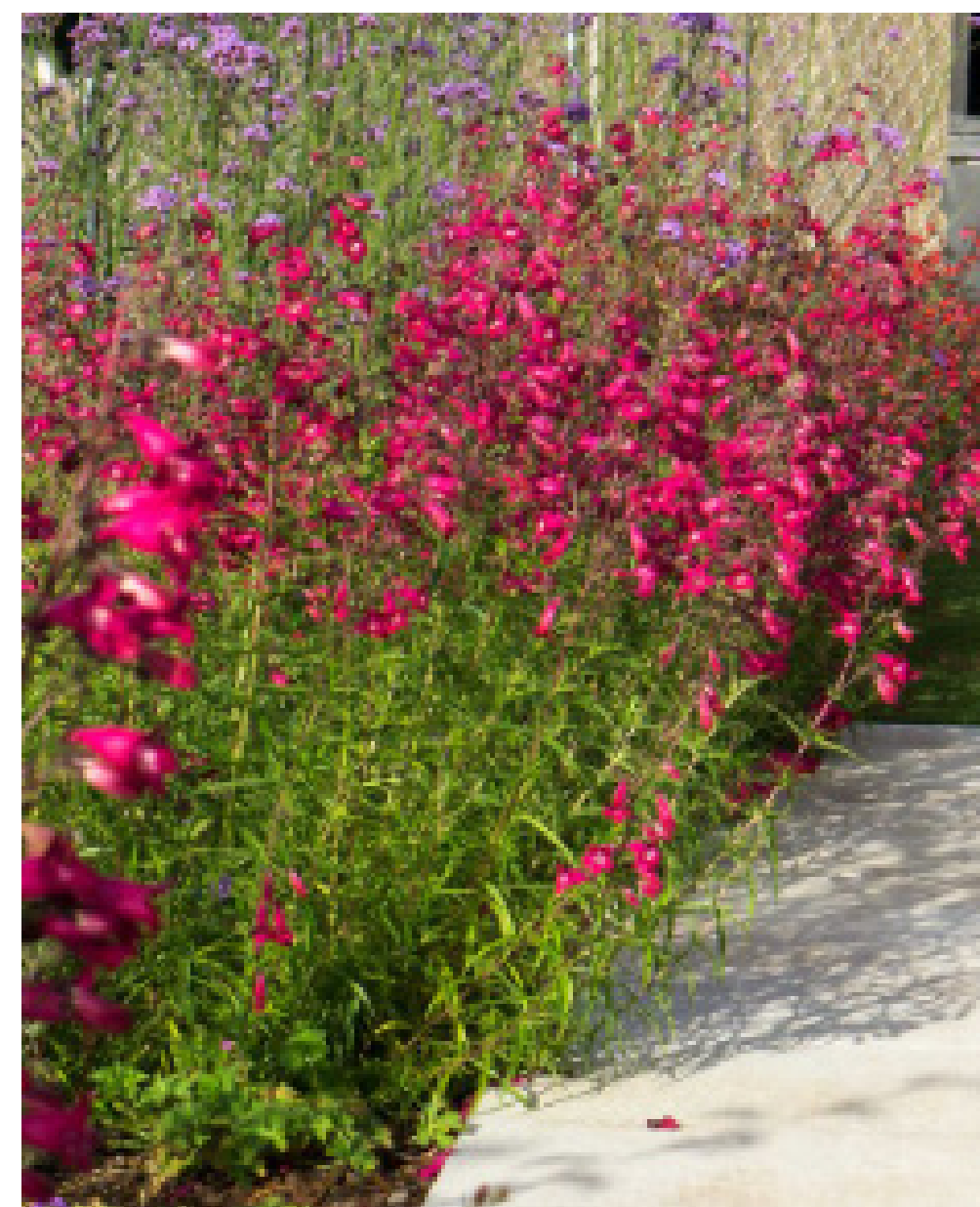


TREE PALETTE
ROCKLIN PUBLIC MARKET

20 JUNE 2025

3233-01-CO23





PLANT PALETTE
ROCKLIN PUBLIC MARKET

20 JUNE 2025

3233-01-CO23

