



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: July 30, 2019

Project Name and Requested Approvals:

SUNSET STATION

GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2019-0002
DESIGN REVIEW, DR2019-0009

Staff Description of Project:

This application is a request for approval of two entitlements to develop a 2-acre commercial/retail center. The project proposes a General Development Amendment to the Stanford Ranch General Development Plan to allow “banks” to be permitted within the Planned Development Mixed Use (PD-MU) zoning district, and a Design Review for site development of the property, to include a 6,064 s.f. drive-thru bank building, a building pad for future development, drive aisles, and landscaping.

Location:

Northern corner of Sunset Boulevard and Pebble Creek Drive. APN 016-450-016

Existing Land Use Designations:

The property is designated Mixed Use (MU) in the Rocklin General Plan and is zoned Planned Development Mixed Use (PD-MU) in the Stanford Ranch General Development Plan

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 review for this project.

Applicant & Property Owner:

The owner and applicant is SR95-VP, LLC – Denton Kelley

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/sunsetstation>



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: Sunset Station

LOCATION: Northern corner of Sunset Blvd and Pebble Creek Dr.

ASSESSOR'S PARCEL NUMBERS: 016-450-016

DATE OF APPLICATION (STAFF): 7/30/19 **RECEIVED BY (STAFF INITIALS):** JS

FILE NUMBERS (STAFF): PDG-2019-0002 / DR2019-0009 **FEES:** \$17,016

RECEIPT No.: R33284

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: 6/13/19

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 checked="" type="checkbox"/> General Development Plan (PDG) Amendment
Fee: \$13,475 | <input checked="" type="checkbox"/> Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number _____

Environmental Requirements: (STAFF)

- | | |
|--|--|
| <input type="checkbox"/> Exempt - \$1,277.00 | <input type="checkbox"/> Mitigated Negative Declaration – \$6,311.00 |
| <input type="checkbox"/> Negative Declaration – \$5,166.00 | <input type="checkbox"/> EIR – See Fee Schedule |

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MU</u>	Acres: <u>2.0</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>MU</u>	Square Feet: <u>87,120 SF</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>+/- 250' X 250'</u>	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-MU</u>	No. of Units: <u>None</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-MU</u>	Building Size: <u>6,064 SF</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: <u>78 spaces</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: <u>31 spaces</u>	<input checked="" type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: <u>4 spaces</u>		

PROJECT REQUEST: _____

Application for design review and general development amendment for a 2 acre commercial / retail center

located at the northern corner of Sunset Blvd. and Pebble Creek Dr. (old Park-And-Ride site), to include

6,064 SF Building B with a drive-thru bank tenant and up to two future retail tenants.

Future Pad A is not part of this application.

(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: SR95-VP, LLC - Denton Kelley

ADDRESS: 3140 Peacekeeper Way

CITY: McClellan STATE: CA ZIP: 95652

PHONE NUMBER: 916-965-7100 (office) / 916-284-1471 (mobile)

EMAIL ADDRESS: dkelley@ldkcapital.com

FAX NUMBER: _____

SIGNATURE OF OWNER

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



SIGN HERE

NAME OF APPLICANT
(If different than owner): Same as Owner

CONTACT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____


EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

AGENT AUTHORIZATION FORM

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

Project Name:	Sunset Station
Location:	Northern corner of Sunset Blvd. and Pebble Creek Dr.
Assessors Parcel Number(s):	016-450-016
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): Denton Kelly, Managing Partner SR95-VP, LLC	
Address (Including City, State, and Zip Code): 3140 Peacekeeper Way McClellan, CA 95652	
Phone Number:	916-965-7100 (office) / 916-284-1471 (mobile)
Fax Number:	
Email Address:	dkelley@ldkcapital.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)	
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.	
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:	
Owners Authorization Signature & Date:  7/29/19	
Owners Name (Please Print): Denton Kelley, Managing Partner SR95-VP, LLC	
Owners Address (Including City, State, and Zip Code): 3140 Peacekeeper Way McClellan, CA 95652	
Phone Number:	916-965-7100 (office) / 916-284-1471 (mobile)
Email Address:	dkelley@ldkcapital.com

SIGN HERE

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, Denton Kelley, 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.


Signature

7/27/19
Date

SIGN HERE

**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, 2018, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,280.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,168.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,330.75 and \$3,218.00 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, Denton Kelley, the applicant or applicant's representative, have read the information above and understand its meaning.


Signature

7/29/19
Date

SIGN HERE

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: 7/29/19

Applicant: 

SIGN HERE

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.

Denton Kelley

Applicant's Name (printed)


Applicant's Signature

7/29/19
Date

SIGN HERE



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) Sunset Blvd. at Pebble Creek Dr.

ASSESSORS PARCEL # 016-450-016

NAME OF PROJECT Sunset Station

CONTACT/APPLICANT Denton Kelley, Managing Partner SrR5-VP, LLC

ADDRESS 3140 Peacekeeper Way
McClellan, CA 95652

PHONE 916-965-7100 (office) / 916-284-1471 (mobile) **EMAIL** dkelley@ldkcapital.com

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

Application for design review and general development amendment for a 2 acre commercial / retail center
located at the northern corner of Sunset Blvd. and Pebble Creek Dr. (old Park-And-Ride site), to include
6,064 SF (single story, wood framed, Type V-B) sprinklered Building B with a drive-thru bank tenant and up to
two future retail tenants. Future Pad A is not part of this application.

Property size:	<u>87,120 SF</u>	<u>2.0 acres</u>
	Square Feet	Acres
Land Use:	<u>MU / PD-MU</u>	<u>MU / PD-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. N/A

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: Exemption of environmental impacts approved
via Planning Commission Resolution No. PC-2018-34

OTHER REQUIRED PERMITS OR APPROVALS:

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

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

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
Existing parking lot, planters, shade trees, parking lot lighting, and irrigation

2. What are the surrounding land uses?
East commercial West multi-family RES North single-family RES South commercial
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? None
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.
refer to attached soils report

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site 5000 CY
 - b. Deposited on the site 0
 - c. Removed from the site 0Disposal site N/A
7. Are there any streams or permanent water courses on the site? No
Describe An existing storm drain line, feeding the residential properties to the north will need to be relocated

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. No. Existing drainage pattern is from northeast to southwest and will remain. Site is currently paved parking, proposed project won't impact 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? No
12. Are there any trees or shrubs on the project site? Yes
What types? See inserted page 14A with list of (e) trees and shrubs
Are any to be removed or transplanted? Some existing landscape will be removed
State the location of transplant site: N/A
State the number & species to be removed: Various landscape trees & shrubs
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?
Standard construction equipment: bulldozers, excavators, saws, nail guns, portable generators, etc.
During permanent operation? Standard retail equipment (automobiles, HVAC units, etc.)
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.
construction activities
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: None
18. Will the project create any new light source, other than street lighting? If yes, describe below:
parking lot lighting and building lighting
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? Cobblestone Elementary School +/- 1500 ft

Answers to Item 12 on page 14 of the application:

Types of trees and shrubs existing on the property:

Botanic Name	Common Name
<u>Trees</u>	
Platanus acerifolia	London Plane tree
Quercus agrifolia	Coast Live Oak
Quercus rubra	Northern Red Oak
<u>Shrubs</u>	
Hemerocallis spp.	Daylily
Hypericum calycinum	Aaronsbeard
Photinia fraseri	Fraser Photinia
Raphiolepis indica	Indian Hawthorn
Rosmarinus officinalis	Rosemary

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

Size of new structure(s) or addition in gross square feet: 6,064 SF
 Building height measured from ground to highest point in feet: 31 feet
 Number of floors/stories: one
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: N/A
 Project site coverage: Building 6,064 SF sq.ft. 7.0 %
 Landscaping 42,680 sq.ft. 49.0 %
 Paving 38,376 sq.ft. 44.0 %
 Exterior building materials: Stucco, Metal Panel, Glazing
 Exterior building colors: Warm Neutrals
 Wall and/or fencing material: CMU soundwalls, steel/wood screens
 Total number of off-street parking spaces required: 31 Provided: 78
 Total number of bicycle parking spaces: 6

25. Is there any exposed mechanical equipment associated with the project? No
 Location and screening method screened behind building parapet

26. RESIDENTIAL PROJECTS N/A

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			

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

Type of use(s): Bank, general retail, restaurant/food
 Oriented to: Regional x City x Neighborhood x
 Hours of operation: 7 am - 10 pm
 Total occupancy/Building capacity: 75-100 occupants
 Gross floor area: 6,064 SF Number of fixed seats: UNK
 Number of employees (total): 20? Employees per shift: 10? Number of Shifts 3?
 Number of visitors/customers on site at busiest time (best estimate): +/- 150 ?
 Other occupants (specify): N/A

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? 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? Yes, 1500 ft. from a school
 If the project involves any hazardous material, explain: N/A
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? Traffic Study will be performed
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? Pebble Creek Park +/- 2000 ft
35. What school districts will be affected by this project? Rocklin Unified
36. Describe energy-efficient features included in the project. required Cal-Green mitigation measures
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas PG&E
 Telephone AT&T & Surewest
 Water PCWA
 Sewer SPMUD
 Storm Drainage City of Rocklin
 Solid Waste Recology Auburn Placer
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/none
40. Are there any archaeological features on the site? No If so, will the project result in any impact to these features? _____

VICINITY MAP



PROJECT DIRECTORY

BUILDING OWNER/MANAGER
LDK CAPITAL
DENTON KELLEY
3140 PEACEKEEPER WAY
MCLELLAN, CA 95652

ARCHITECT
RMW ARCHITECTURE & INTERIORS
1718 3rd St #101
SACRAMENTO, CA
ADAM LOVERN
F: 916.449.1400 x
alovern@rmw.com

CIVIL ENGINEER
BAKER WILLIAMS ENGINEERING GROUP
LISA MATTOS
8020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608
F: (916) 331-4336 X 111
lmattos@bwengineers.com

ELECTRICAL
RAMPART ENTERPRISES, INC.
9276 BEATTY DR.
SACRAMENTO, CA
CAIN DWYER
F: 916-361-1990
Cain@rampartenterprises.net

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
GENERAL		A2.1	FLOOR PLAN
G1.0	COVER SHEET	A3.1	ELEVATIONS
ARCHITECTURE		A3.2	ELEVATIONS
A1.0	SITE PLAN	A4.0	SECTIONS
A1.1	SITE DETAILS	A5.0	SIGN AND FENCE DESIGN
A2.0	FLOOR PLAN	A6.0	CUT SHEETS
		A6.1	CUT SHEETS

SUNSET STATION



SUNSET BOULEVARD AND PEBBLECREEK DRIVE

COVER SHEET
G1.0
12/29/15
19437

SUNSET STATION
SUNSET BOULEVARD AND
PEBBLECREEK DRIVE



SITE PLAN DATA

ASSESOR'S PARCEL NO.	016-450-016
NUMBER OF STORIES:	1 STORY
BUILDING HEIGHT:	31' MAX
ZONING:	PD-MU
GENERAL PLAN:	MU

SITE & PARKING DATA

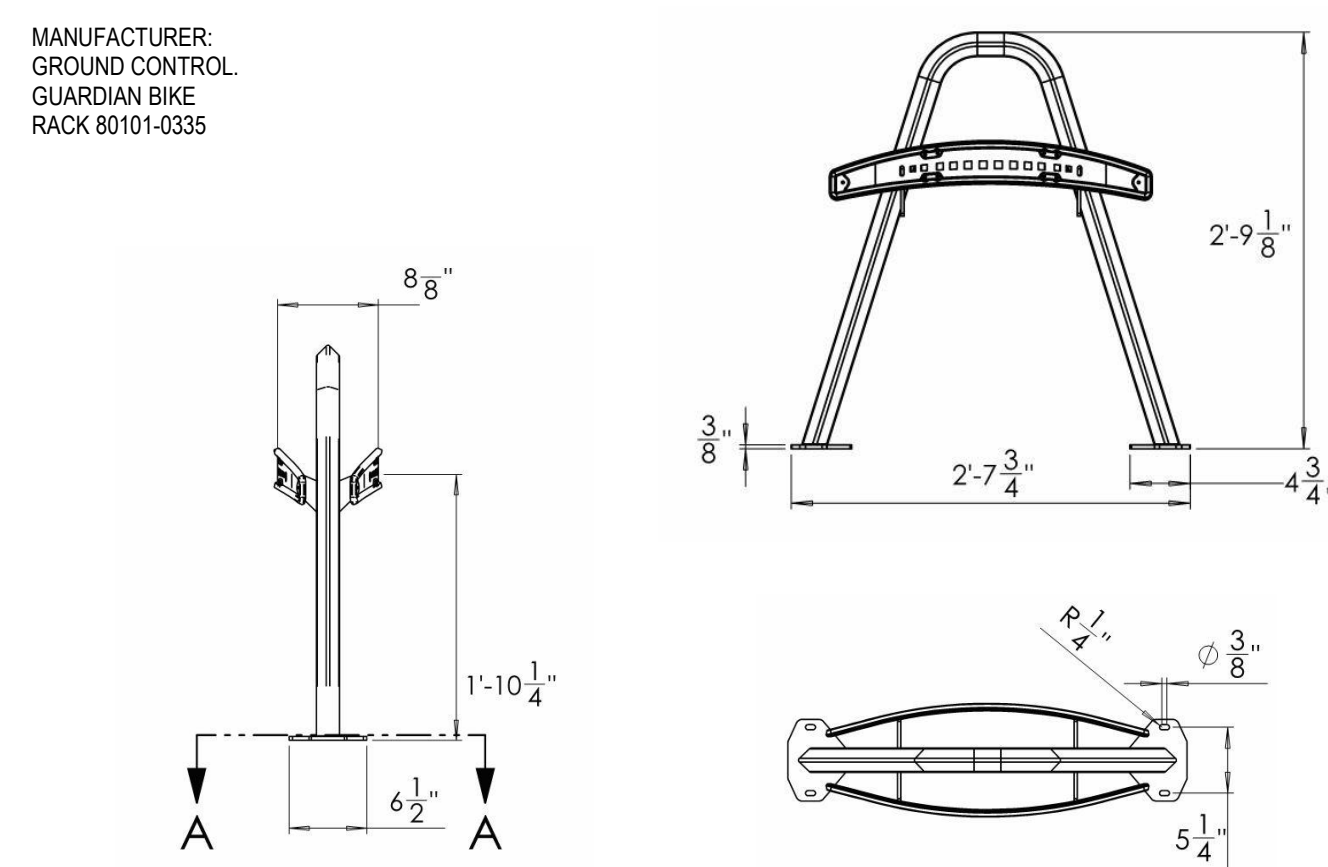
PARKING:	
TOTAL STALLS	78 STALLS
COMPACT STALLS	14 STALLS
COMPACT RATIO PROPOSED	18%
ACCESSIBLE STALLS PROVIDED	4 STALLS

KEYNOTES

- 1 RETAINING WALL, SEE CIVIL DRAWINGS
- 2 PROPERTY LINE
- 3 TRASH AND RECYCLING ENCLOSURE, SEE 7&8/A1.1
- 4 TURNING RADIUS, SEE 9/A1.1
- 5 BIKE RACK, SEE 10/A1.1
- 6 BIO-SWALE, SEE LANDSCAPE DRAWINGS
- 7 SIGNS TYPE A & B , SEE SHEET A5.0
- 8 SEAT WALL
- 9 DAVIS CONCRETE, PLAIN - PEWTER 860
- 10 DAVIS CONCRETE, SALTED - PEBBLE 641
- 11 TYP PARKING STALL, SEE 3/A1.1
- 12 ADA PARKING STALL, SEE 1/A1.1
- 13 RAMP
- 14 SOUND WALL, SEE CIVIL DRAWINGS

SITE PLAN
A1.0
07/01/19
19437

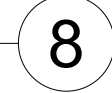
SUNSET STATION SUNSET BOULEVARD AND PEBBLECREEK DRIVE



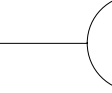
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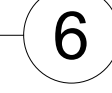
TRASH ENCLOSURE PLAN



5

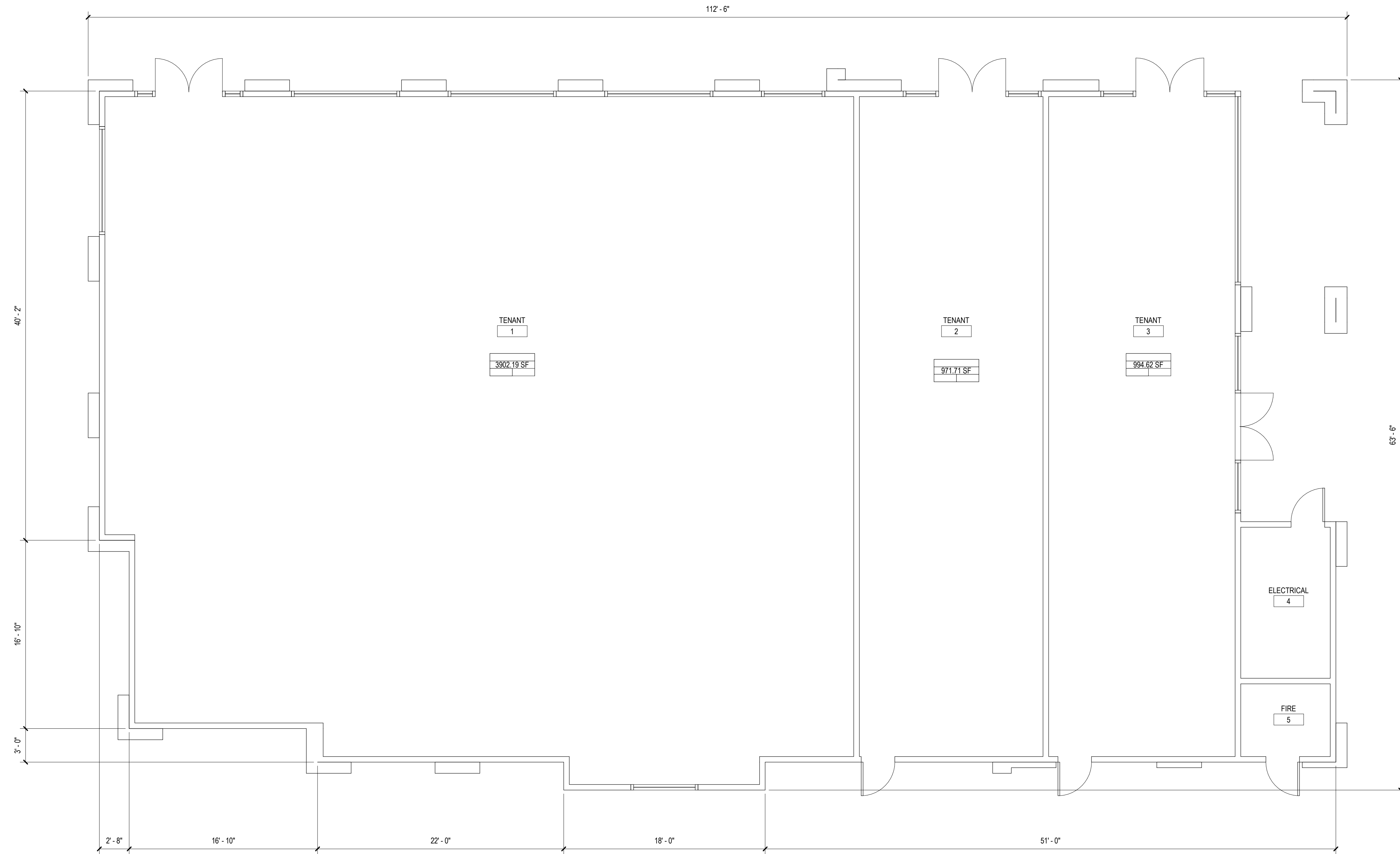


COMPACT PARKING STALL



TYPICAL PARKING STALL





FLOOR PLAN
3/16" = 1'-0"



1



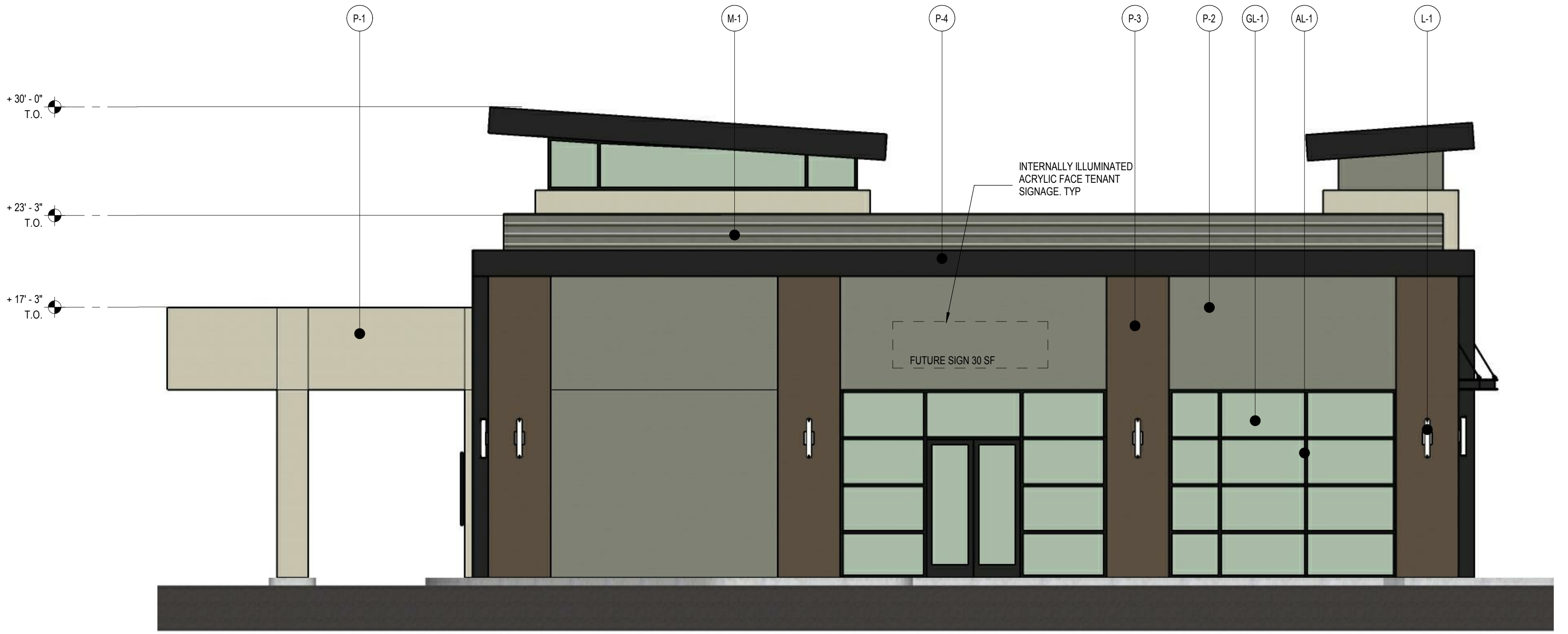
NORTH ELEVATION
3/16" = 1'-0"

0' 2' 4' 8' 20'

1

EXTERIOR FINISH SCHEDULE

P-1	PAINT MFR: DUNN EDWARDS NUMBER: DE220 COLOR: POROUS STONE	AL-1	ALUMINUM MFR: ARCADIA COLOR: BLACK AB-8
P-2	PAINT MFR: SHERWIN-WILLIAMS NUMBER: SW 9163 COLOR: TIN LIZZIE	GL-1	GLASS MFR: TBD STYLE: CLEAR
P-3	PAINT MFR: KELLY-MOORE NUMBER: KM4938 COLOR: GROUCHY BADGER		
P-4	PAINT MFR: TBD COLOR: BLACK		
M-1	METAL PANEL MFR: AEP SPAN COLOR: COOL METALLIC SILVER		
L-1	LIGHT FIXTURE MFR: dweLED FIXTURE TYPE: FICTION NUMBER: WS-W11926		
L-2	LIGHT FIXTURE MFR: NEW STAR LIGHTING FIXTURE TYPE: GATEWAY SERIES LED NUMBER: GTW4		
L-3	LIGHT FIXTURE MFR: INSIGHT LIGHTING FIXTURE TYPE: PILOT EXTERIOR		



WEST ELEVATION
3/16" = 1'-0"

0' 2' 4' 8' 20'

2

ELEVATIONS
A3.1
07/01/19
19437

SUNSET STATION
SUNSET BOULEVARD AND
PEBBLECREEK DRIVE



SOUTH ELEVATION

3/16" = 1'-0"



1

EXTERIOR FINISH SCHEDULE

P-1	PAINT MFR: DUNN EDWARDS NUMBER: DE220 COLOR: POROUS STONE	AL-1	ALUMINUM MFR: ARCADIA COLOR: BLACK AB-8
P-2	PAINT MFR: SHERWIN-WILLIAMS NUMBER: SW 9163 COLOR: TIN LIZZIE	GL-1	GLASS MFR: TBD STYLE: CLEAR
P-3	PAINT MFR: KELLY-MOORE NUMBER: KM4938 COLOR: GROUCHY BADGER		
P-4	PAINT MFR: TBD COLOR: BLACK		
M-1	METAL PANEL MFR: AEP SPAN COLOR: COOL METALLIC SILVER		
L-1	LIGHT FIXTURE MFR: dweLED FIXTURE TYPE: FICTION NUMBER: WS-W11926		
L-2	LIGHT FIXTURE MFR: NEW STAR LIGHTING FIXTURE TYPE: GATEWAY SERIES LED NUMBER: GTW4		
L-3	LIGHT FIXTURE MFR: INSIGHT LIGHTING FIXTURE TYPE: PILOT EXTERIOR		

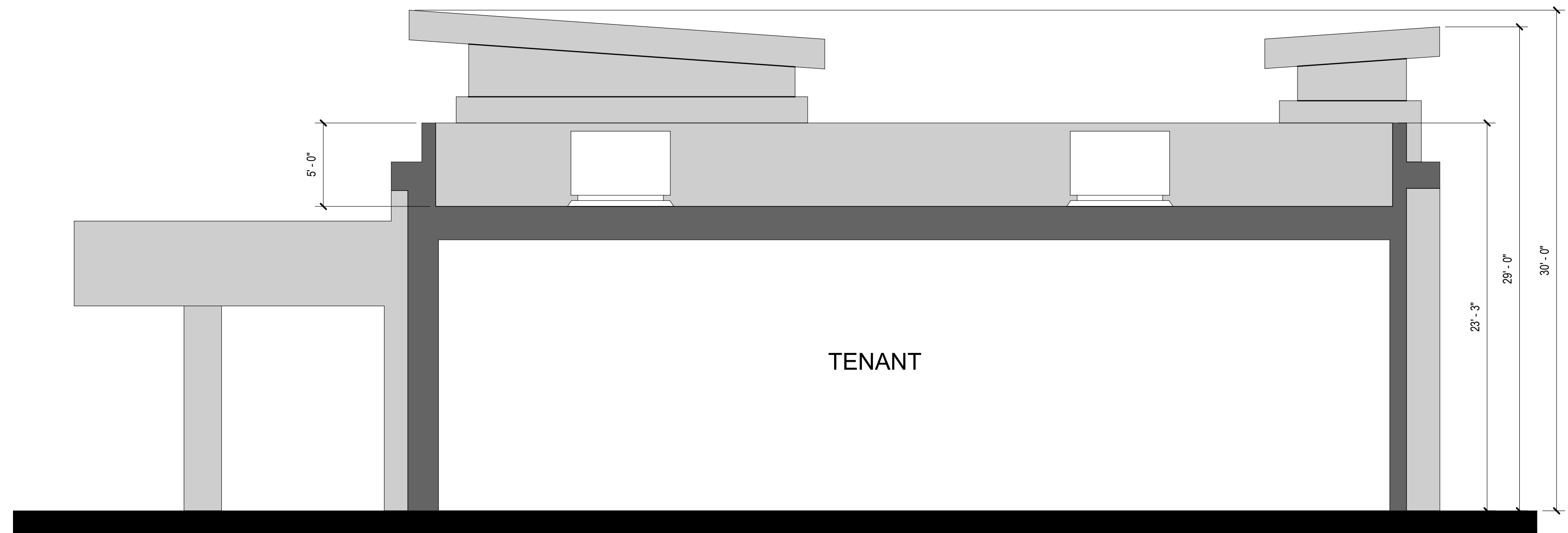


EAST ELEVATION

3/16" = 1'-0"



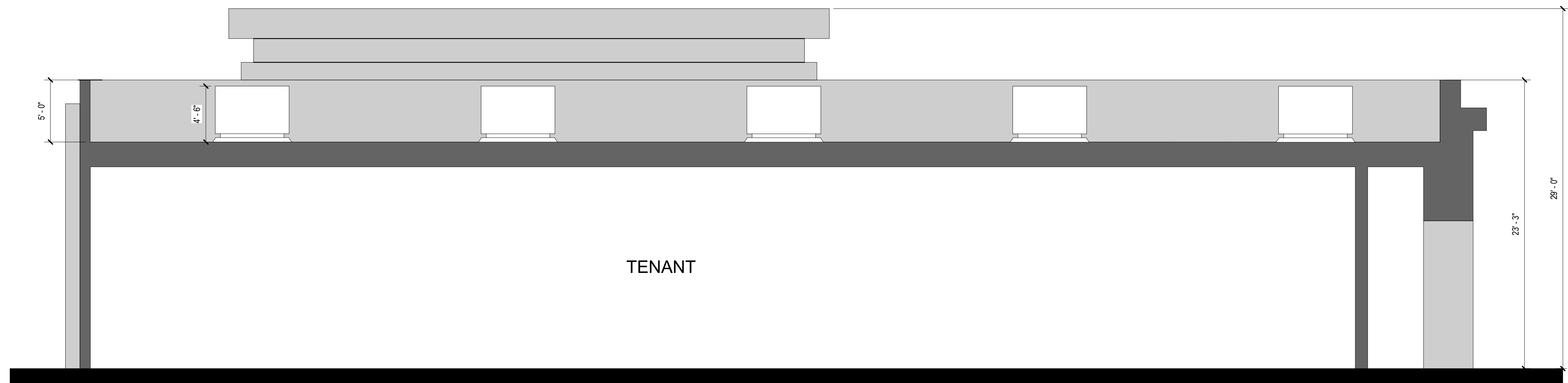
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SHORT SECTION

3/16" = 1'-0"

1



LONG SECTION

3/16" = 1'-0"

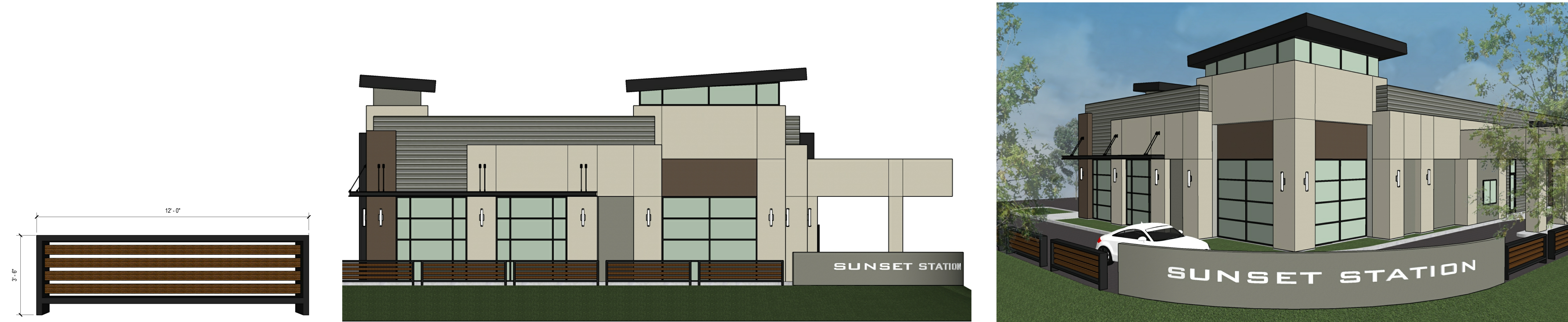
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SECTIONS

A4.0

07/03/19
19437

SUNSET STATION SUNSET BOULEVARD AND PEBBLECREEK DRIVE



FENCE

1/2" = 1'-0"

10

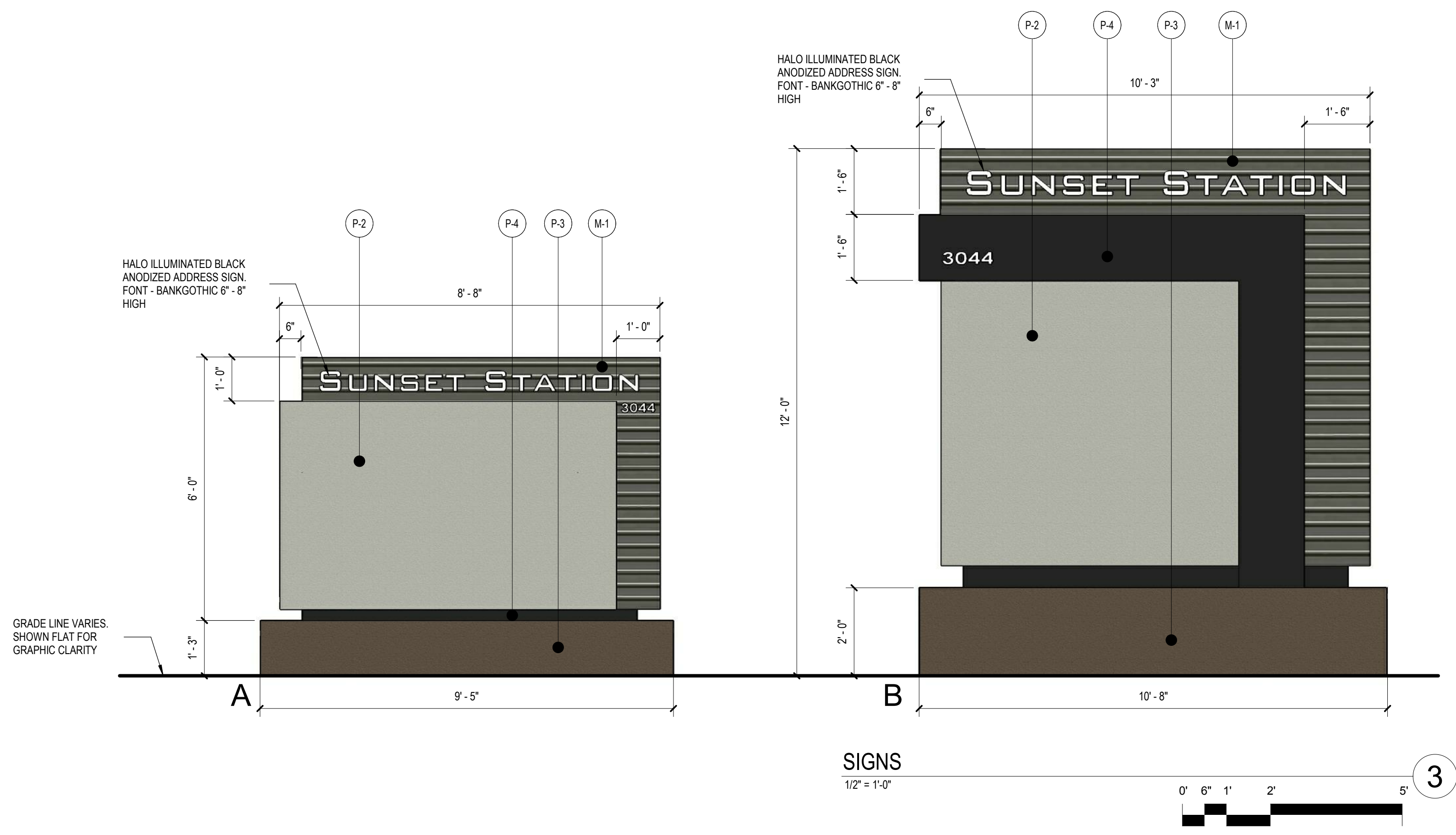
3D AND ELEVATION

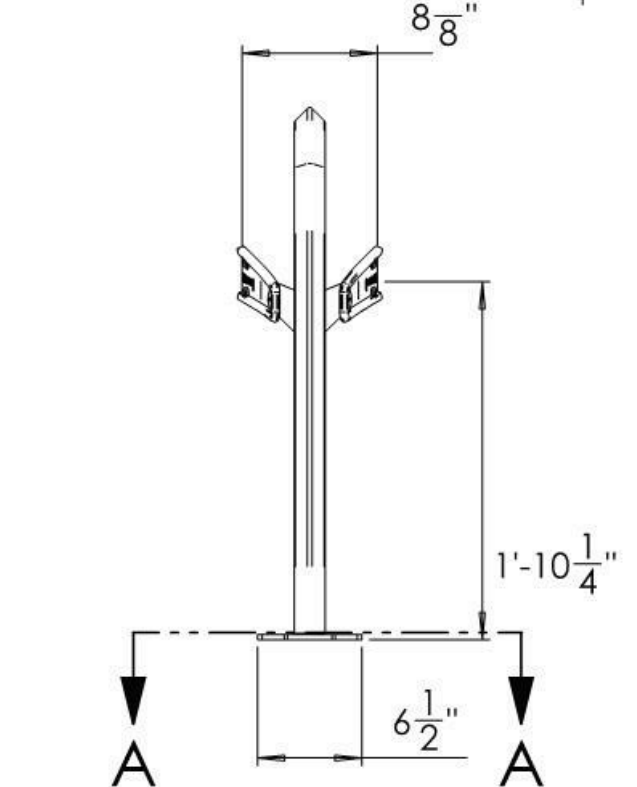
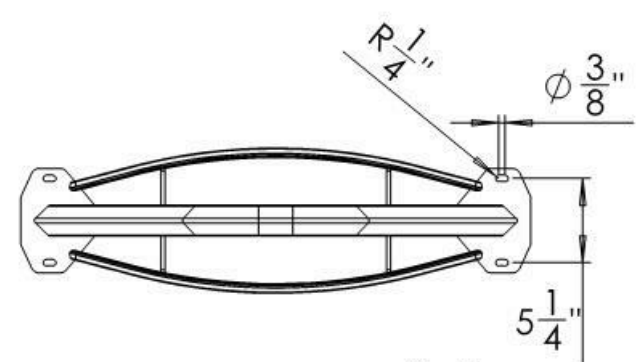
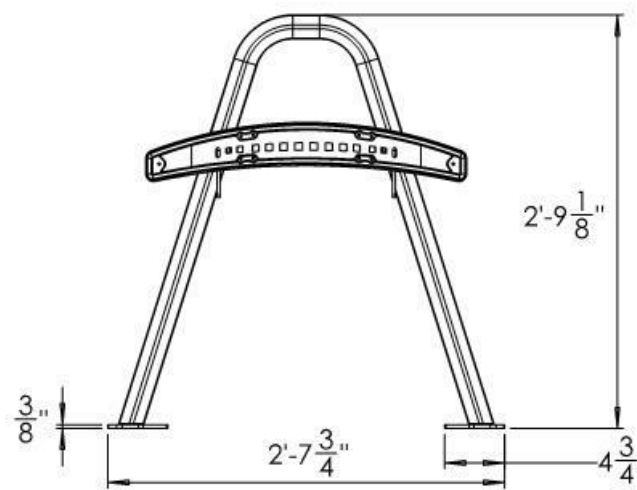
NOT TO SCALE

1

EXTERIOR FINISH SCHEDULE

P-1	PAINT MFR: DUNN EDWARDS NUMBER: DE220 COLOR: POROUS STONE	AL-1	ALUMINUM MFR: ARCADIA COLOR: BLACK AB-8
P-2	PAINT MFR: SHERWIN-WILLIAMS NUMBER: SW 9163 COLOR: TIN LIZZIE	GL-1	GLASS MFR: TBD STYLE: CLEAR
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M-1	METAL PANEL MFR: AEP SPAN COLOR: COOL METALLIC SILVER		
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L-2	LIGHT FIXTURE MFR: NEW STAR LIGHTING FIXTURE TYPE: GATEWAY SERIES LED NUMBER: GTW4		
L-3	LIGHT FIXTURE MFR: INSIGHT LIGHTING FIXTURE TYPE: PILOT EXTERIOR		





GUARDIAN BIKE RACK 80101-0335

Cut Sheet & Quick Specifications

MATERIALS & FEATURES

- Steel ASTM A36 sheet metal
- "A" shaped support frame made from ASTM A500 Steel pipe
- Laser cut steel arched and crowned locking loops
- 2-bike bike rack
- EPDM rubber molded guards to reduce metal-to-bike contact
- 8 3/8" bike separation cross bars to eliminate bike entanglement and reduce bike(s) from sliding down rack and laying on ground
- 31 lbs.

FINISHES

- UV Resistant Powder Coat - Metallic Grey (Standard)

MOUNTING OPTIONS

- Direct surface mount to concrete
- Rail mount accessory for freestanding applications*
- *Rails come as extendable sections, each mounting 4, 6, or 8 bikers per rail segment. Segments can be adjoined to one another to create longer bike parking areas.

SPACE USE RECOMMENDATIONS

- Parallel to wall: Recommended 30" from rack center*
- Parallel to street: Recommended 45" from rack center*
- Recommended separation: 42" for most user-friendly
- Best use of space: 36" separation for bike efficiency
- *Diagonal positioning will reduce walk space for narrow areas.

For FREE layout or planning assistance, please contact our planning team @ 800-630-7225.



groundcontrolsystems.com | 800 630-7225 | info@groundcontrolsystems.com

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12135-0102

19-0328-A

GUARDIAN BIKE RACK

dweLED

Fiction

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W11926 26"	3000K 90	20W	120-277 VAC	2855	1132	BK Black

Example: WS-W11926-BK

DESCRIPTION
Modern elegance in a powerful, iconic design.

FEATURES

- Front lit etched acrylic panel design
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277 VAC, 50/60Hz
CR:	90
Dimming:	ELV: 100 - 10%, 0-10V: 100 - 10%, TRIAC: 100 - 10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL, IP65, Title 24: 2016
Construction:	Wet Location Listed

Fixture Type:

Catalog Number:

Project:

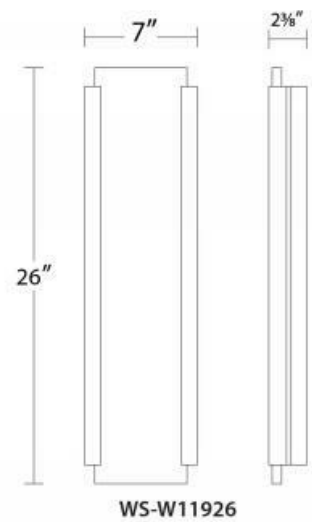
Location:



FINISHES

Black

LINE DRAWING



wacighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. May 2019

OUTDOOR WALL SCONCE

PROJECT: _____
TYPE: _____
PRODUCT: _____

GATEWAY SERIES LED

GTW2/GTW4

SPECIFICATION FEATURES

HOUSING: 16 gauge formed aluminum housing and endcaps (standard). Optional stainless steel and cold rolled steel. Cold rolled steel recommended for indoor use.

OPTIC: Rotatable frosted polycarbonate lens inside aluminum frame.

OPTIC LOCKING MECHANISM: Optional internal locking mechanism for optic chamber. Five field adjustable locking positions.

LED: Available in four color temperatures 3000°K, 3500°K, 4000°K and 5000°K. Other color temperatures available, consult factory. 0-10V dimming available with 10-100% range and 1-100% range. Must specify dimming under options.

FASTENERS: Torx Head screws with center pin reject (standard). Optional Phillips flat head screws.

FINISH: Extremely durable powder coat finish available in black (standard) or custom color. Finish suitable for outdoor applications.

GASKET: Closed cell neoprene gaskets prevent air contaminations from entering the fixture.



APPLICATIONS: Over the door luminaire, Architectural drip edge, Exteriors, Entryways, Facades, Commercial Settings, Transportation Settings, and more.

MOUNTING: Separate mounting bracket allows for easy wall installation.

LABEL: Fixture is certified to UL standards. *Patent-Pending*



ORDERING INFORMATION

Example: GTW2-HA-L230-UN-BK

SERIES	SIZE	HOUSING	LUMEN OUTPUT*	LAMP TYPE
GTW	2 = 2ft. 4 = 4ft.	HA = 16Ga. Alum. Painted HS = 20Ga. SS Brushed HP = 20Ga. SS Painted HC = 20Ga. CRS Painted*	L1 = Standard L2 = High *Subject to change. Performance data on Page 2.	30 = 3000°K 35 = 3500°K 40 = 4000°K 50 = 5000°K

VOLTAGE	FINISH	OPTIONS
12 = 120V 27 = 277V UN = Universal (120V-277V)	BK = Black CC = Custom Color	FZ = Fuse* DM = 0-10V dimming with 10-100% range DMI = 0-10V dimming with 1-100% range OC = Occupancy Sensor EL = Emergency Batt Pack CEL1 = CA Title 24 Emerg. Batt Pack PH = Philips Flat Head Screw ED = Two Drivers & Two Emerg Batt Packs for independent light engine operation** GLM = Optic locking mechanism*** * Cannot use with UN voltage. ** GTW2 requires separate back box. Consult factory for CA Title 24 compliance. N/A with L1. *** See page 2 for more information.

Notes:
Specifications and Dimensions are subject to change without notice.
For additional options and dimensional details please consult your New Star Lighting Representative.

2225 W Pershing Rd. Chicago, IL 60609

www.newstarlighting.com

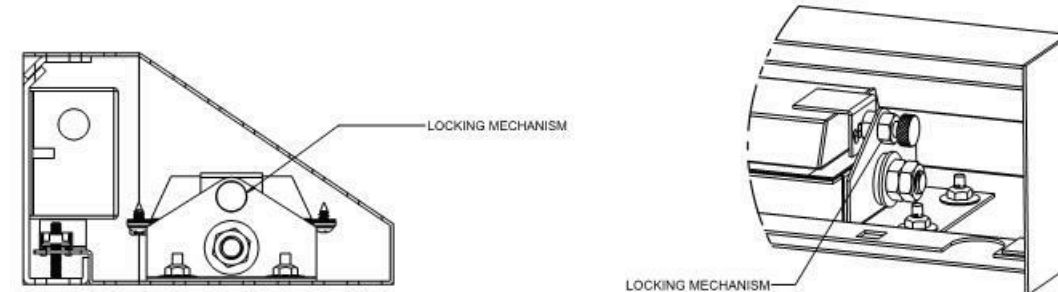
773.847.1400

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V05022019

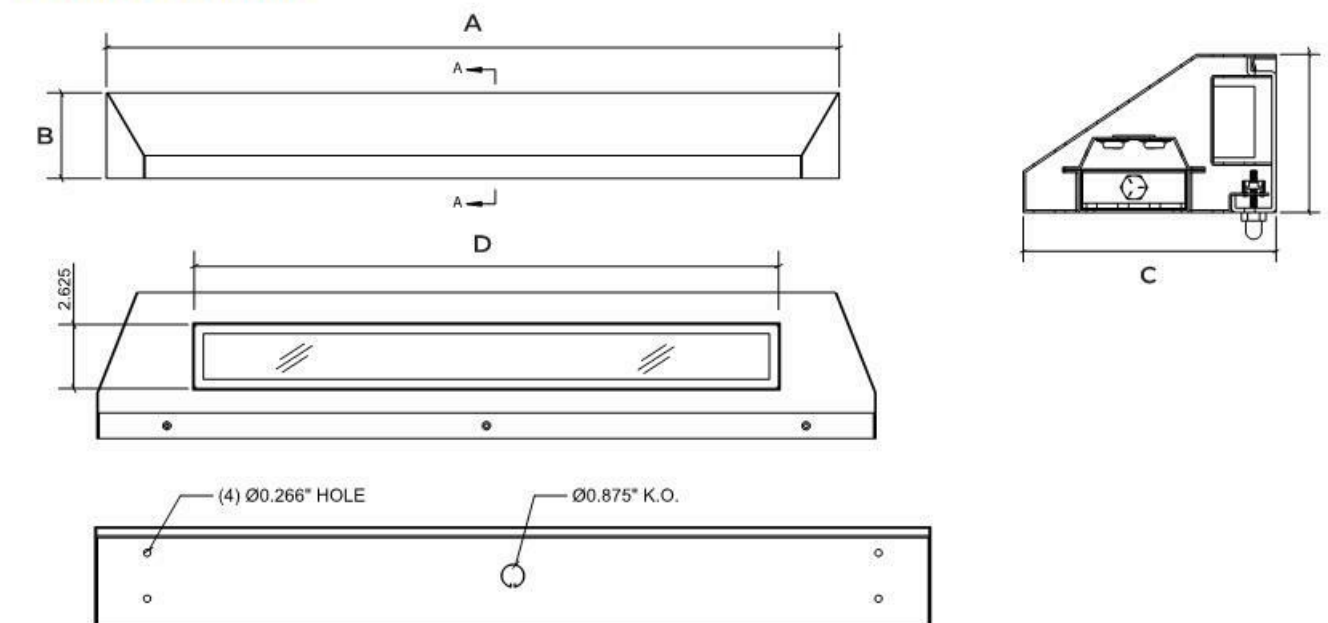
GATEWAY SERIES LED

GTW2/GTW4

OPTIC LOCKING MECHANISM (GLM)
Internal field adjustable locking mechanism for optic chamber with five positions: -25°, -12.5°, 0°, 12.5°, 25°. Pull back internal spring pin, adjust optic, release spring to lock into one of the 5 positions. Consult factory for questions.



DIMENSIONAL DATA



	A	B	C	D
GTW2	32.00"	3.75"	6.00"	24.00"
GTW4	56.00"	3.75"	6.00"	48.00"

PERFORMANCE DATA*

MODEL	OUTPUT	LAMP TYPE	LUMENS DELIVERED	EFFICACY (lm/W)	INPUT POWER (W)
GTW2	Standard	4000°K	970	78	12.5
	High	4000°K	1940	78	25
GTW4	Standard	4000°K	1940	78	25
	High	4000°K	3880	78	50

*Subject to change without notice. Visit www.newstarlighting.com for additional information and IES files.

Notes:
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V05022019

CUT SHEETS

A6.0

07/25/19
19437

SUNSET STATION SUNSET BOULEVARD AND PEBBLECREEK DRIVE

Insight Lighting

PILOT® EXTERIOR
COLOR CHANGING AND ACTIVE WHITE SPECIFICATION

PROJECT:	TYPE:	CATALOG #:																																																																	
																																																																			
OUTPUT	12W/ft																																																																		
OPTIC																																																																			
COLOR TEMPERATURES	RGBW COLOR CHANGING ACTIVE WHITE (KELVIN TUNABLE 2700K-6500K)																																																																		
CRI	82+ (standard), 90+ (optional)																																																																		
LUMENS & EFFICACY (LM/W)	<table><tr><th colspan="5">4" - RGBW4</th></tr><tr><th>WATTAGE</th><th>CCT</th><th>OPTICS</th><th>LUMENS</th><th>EFFICACY</th></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>10°X10°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>10°X30°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>10°X60°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>15°X15°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>15°X30°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>15°X60°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>30°X15°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>30°X30°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>30°X60°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>60°X60°</td><td>TBD</td><td>TBD</td></tr><tr><td>12 W/ft</td><td>RGBW4</td><td>Asymmetric</td><td>TBD</td><td>TBD</td></tr></table>		4" - RGBW4					WATTAGE	CCT	OPTICS	LUMENS	EFFICACY	12 W/ft	RGBW4	10°X10°	TBD	TBD	12 W/ft	RGBW4	10°X30°	TBD	TBD	12 W/ft	RGBW4	10°X60°	TBD	TBD	12 W/ft	RGBW4	15°X15°	TBD	TBD	12 W/ft	RGBW4	15°X30°	TBD	TBD	12 W/ft	RGBW4	15°X60°	TBD	TBD	12 W/ft	RGBW4	30°X15°	TBD	TBD	12 W/ft	RGBW4	30°X30°	TBD	TBD	12 W/ft	RGBW4	30°X60°	TBD	TBD	12 W/ft	RGBW4	60°X60°	TBD	TBD	12 W/ft	RGBW4	Asymmetric	TBD	TBD
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12 W/ft	RGBW4	Asymmetric	TBD	TBD																																																															
LUMEN MAINTENANCE	75,000 hrs L70																																																																		
ELECTRICAL	INPUT VOLTAGE Line Voltage, 0-10V - 110V - 277V																																																																		
TOTAL POWER * CONSUMPTION	FIXTURE WATTAGE 12.0 W/ft		TOTAL POWER CONSUMPTION 12.0 W																																																																
CONTROLS	DMX DMX Ready																																																																		
DIMENSIONS	With Tempered Glass Lens @ 0° rotation: 2-1/2" X 1-3/4" X 12" or 48"																																																																		
HOUSING	Anodized metallic aluminum extrusion with molded black powder-coated end caps																																																																		
LENS	Standard Tempered Clear Glass Lens																																																																		
OPERATING TEMPERATURES	-25° C to 50° C																																																																		
CERTIFICATION	ETL listed for Wet Location (IP67)																																																																		
WARRANTY	5 Year Limited																																																																		
<div></div>																																																																			
All PILOT® products are tested to IES LM-79 standards.																																																																			

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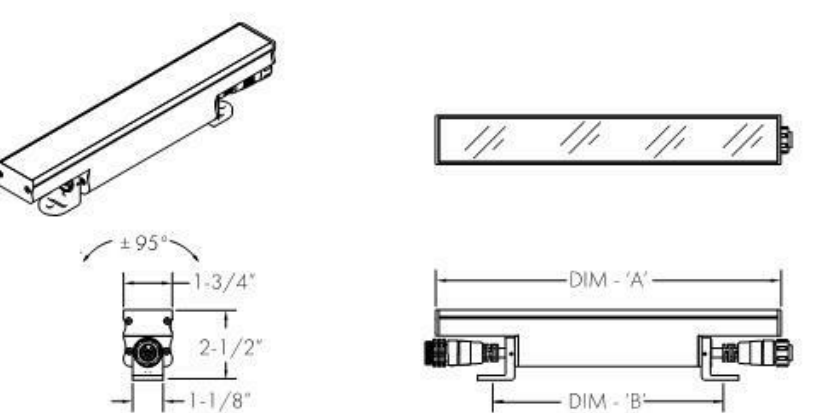
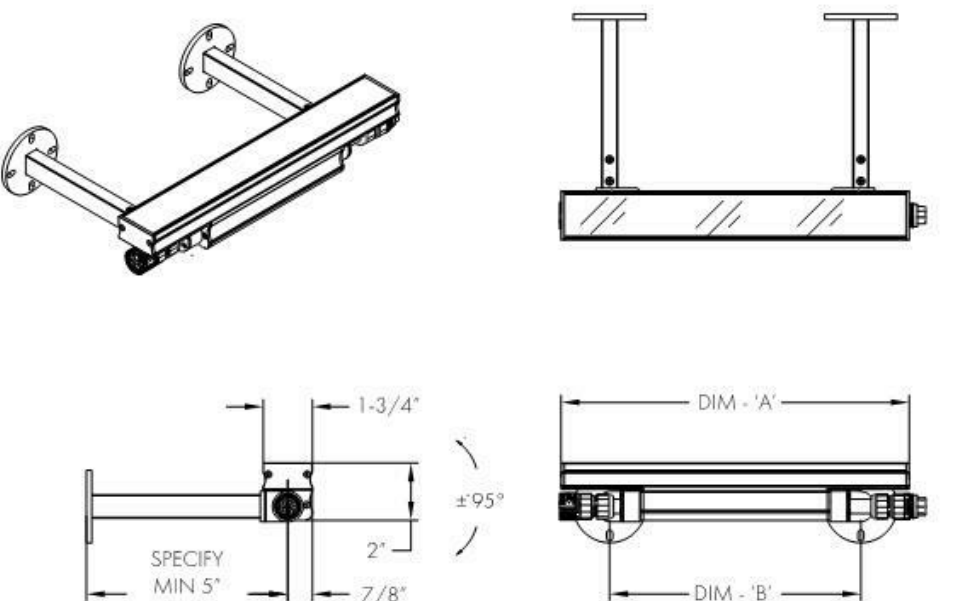
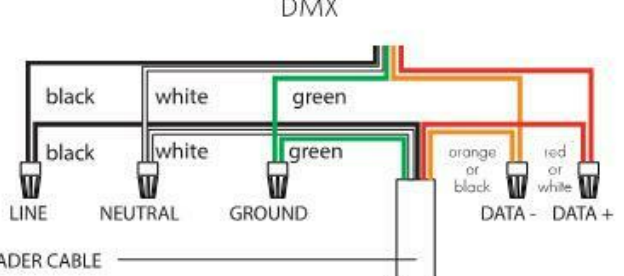
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PILOT EXTERIOR

Insight Lighting

PILOT® EXTERIOR
COLOR CHANGING AND ACTIVE WHITE SPECIFICATION

PROJECT:	TYPE:	CATALOG #:									
SM - SURFACE MOUNT											
											
<table><thead><tr><th>Fixture Length</th><th>DIM-A'</th><th>DIM-B'</th></tr></thead><tbody><tr><td>12'</td><td>12'</td><td>8-7/16"</td></tr><tr><td>48'</td><td>48'</td><td>32-5/8"</td></tr></tbody></table>			Fixture Length	DIM-A'	DIM-B'	12'	12'	8-7/16"	48'	48'	32-5/8"
Fixture Length	DIM-A'	DIM-B'									
12'	12'	8-7/16"									
48'	48'	32-5/8"									
EXA - EXTENDED ARM MOUNT											
											
MOUNTING DETAIL											
<table><thead><tr><th>Fixture Length</th><th>DIM-A'</th><th>DIM-B'</th></tr></thead><tbody><tr><td>12'</td><td>12'</td><td>8-7/16"</td></tr><tr><td>48'</td><td>48'</td><td>32-5/8"</td></tr></tbody></table>			Fixture Length	DIM-A'	DIM-B'	12'	12'	8-7/16"	48'	48'	32-5/8"
Fixture Length	DIM-A'	DIM-B'									
12'	12'	8-7/16"									
48'	48'	32-5/8"									
MAXIMUM RUN LENGTHS											
<table><thead><tr><th>Fixture Wattage (W/ft)</th><th>120VAC</th><th>277VAC</th></tr></thead><tbody><tr><td>12W</td><td>48 feet</td><td>96 feet</td></tr></tbody></table>			Fixture Wattage (W/ft)	120VAC	277VAC	12W	48 feet	96 feet			
Fixture Wattage (W/ft)	120VAC	277VAC									
12W	48 feet	96 feet									
WIRING											
											
WARNING POWER CABLE SHOULD NOT SUPPORT WEIGHT OF FIXTURE. LEAVE LOOSE											

DESCRIPTION

The Preval LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Preval luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Preval fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

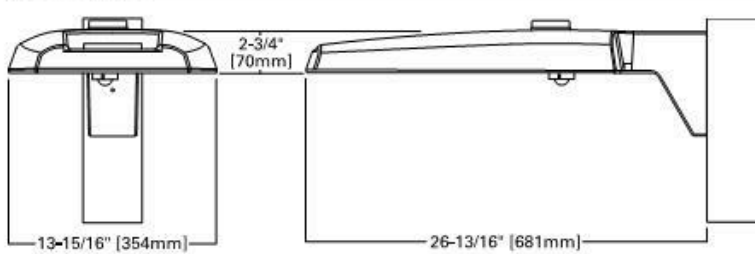
Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

DIMENSIONS



EATON
Powering Business Worldwide

*www.designlights.org

SITE POLE HEADS

Lumark

Catalog #	Type
Project	
Comments	Date
Prepared by	



PRV PREVAL

LED
AREA / SITE / ROADWAY LUMINAIRE



CERTIFICATION DATA
UL and cUL Wet Location Listed
B90-Rated
3G Vibration Rated
ESQ 9001
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
+40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (S₉₀, P₅₀, Q₂₅)

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.07 kg)



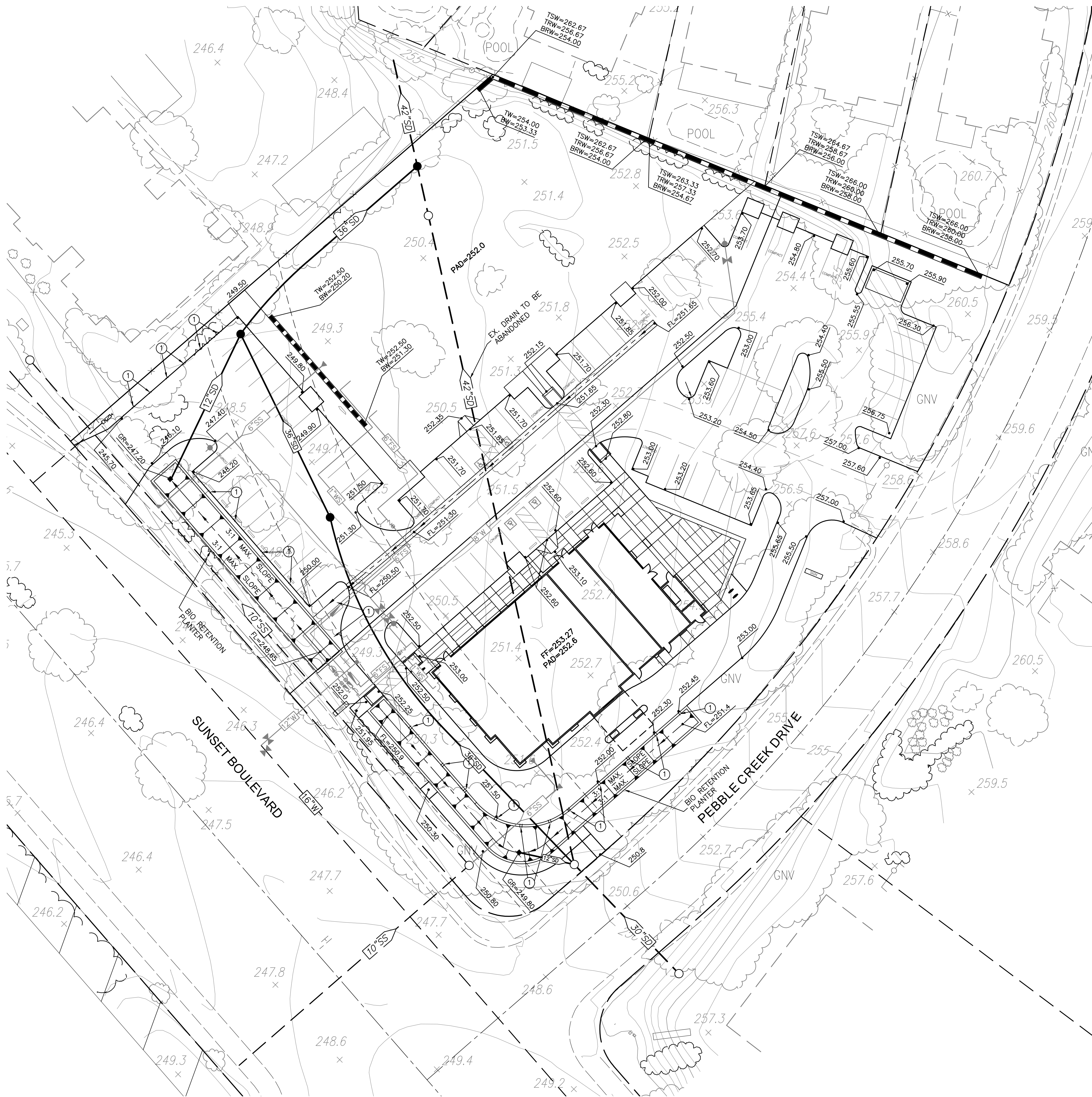
TD600065EN
February 21, 2019 8:46 AM

CUT SHEETS

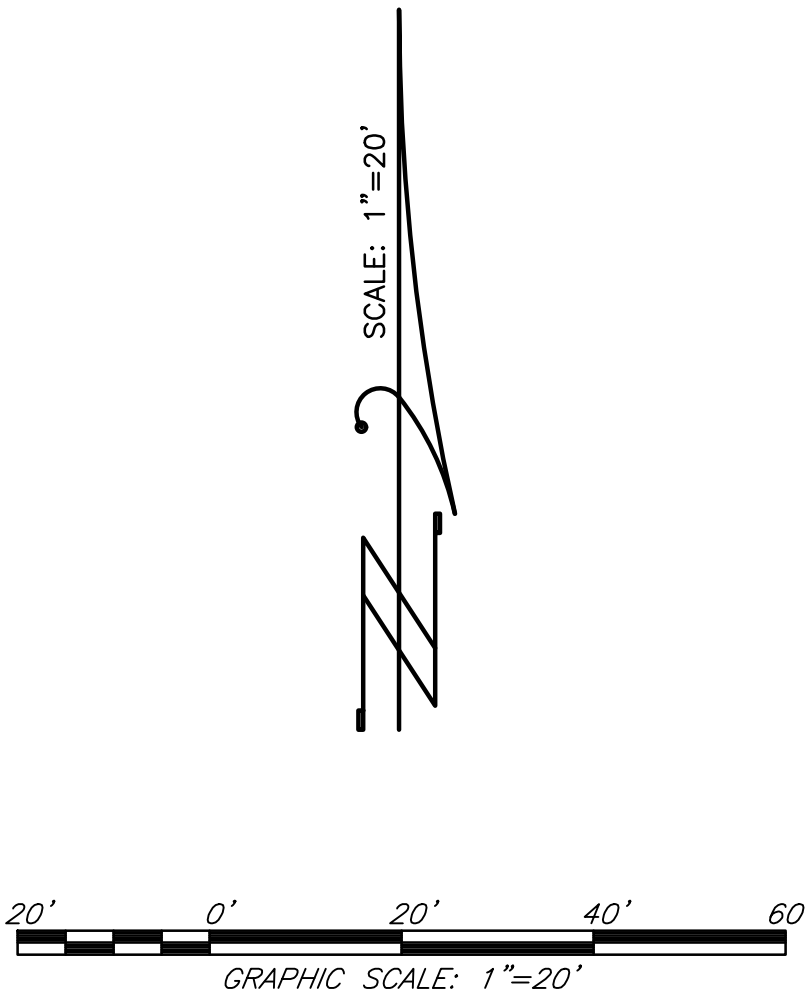
A6.1

07/25/19
19437

SUNSET STATION
SUNSET BOULEVARD AND
PEBBLECREEK DRIVE



① PROVIDE 12" CURB OPENING



GRADING LEGEND

NAME	EXISTING	PROPOSED
MANHOLE	○	●
STORM DRAIN PIPE	— [18"SD] —	— [18"SD] —
DROP INLET	□	■
MASONRY SOUND/RETAINING WALL	—	— [18"SD] —
TOP OF SOUND WALL		TSW=266.00
TOP OF RETAINING WALL		TRW=260.00
BOTTOM OF RETAINING WALL		BRW=256.00
FENCE	—	—
SWALE	—	—
CONTOUR	— 200 —	— 200 —
SLOPE BANK	—	—
TOP BACK OF WALK ELEVATION		178.0
SPOT ELEVATION	173.10	110.50
FINISH FLOOR		FF=113.25
PAD GRADE	221.0	PG=112.5
DRAINAGE DIRECTION FLOW	—	—

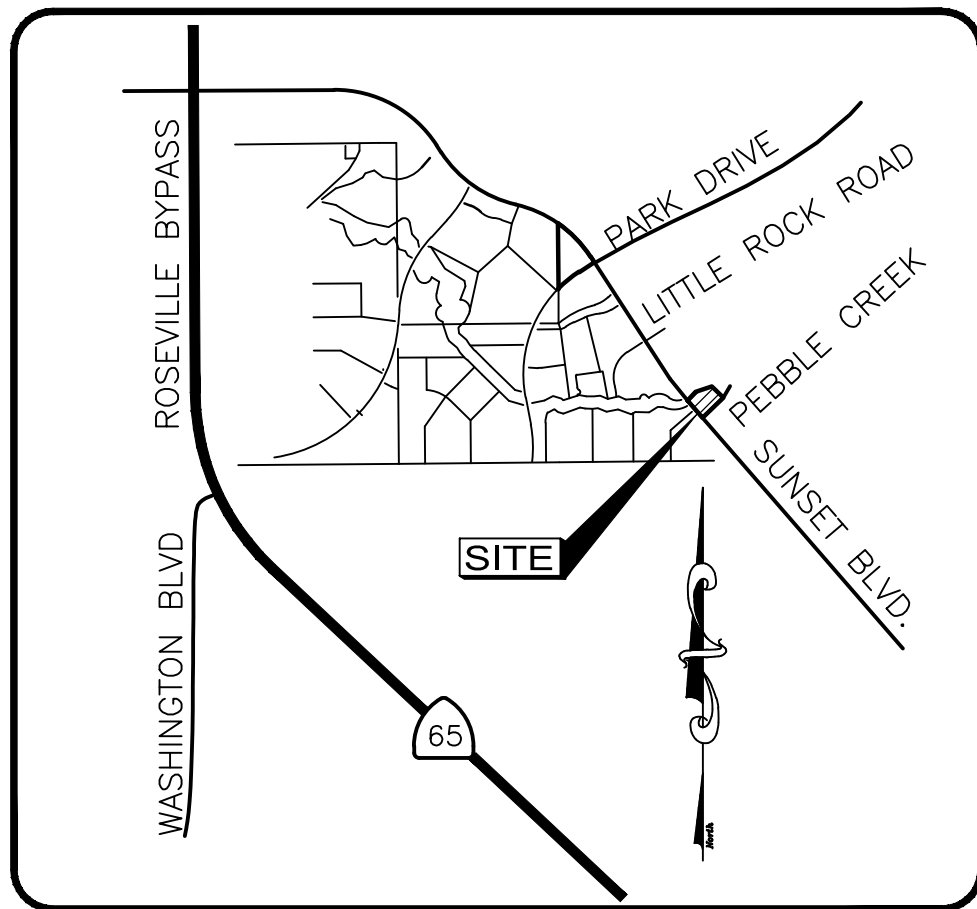
NO.	DESCRIPTION	ENGR INIT	COUNTY APPROVAL APPROVED BY DATE	benchmark:	elev.

SCALE	drafted by: STAFF
horiz: 1"=20'	designed by: LBM
vert: N/A	checked by:
date	field book

BW **BAKER-WILLIAMS ENGINEERING GROUP**
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

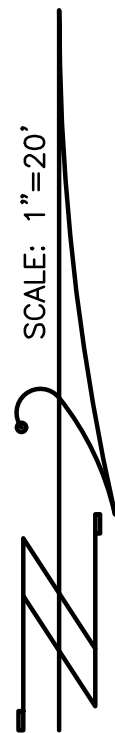
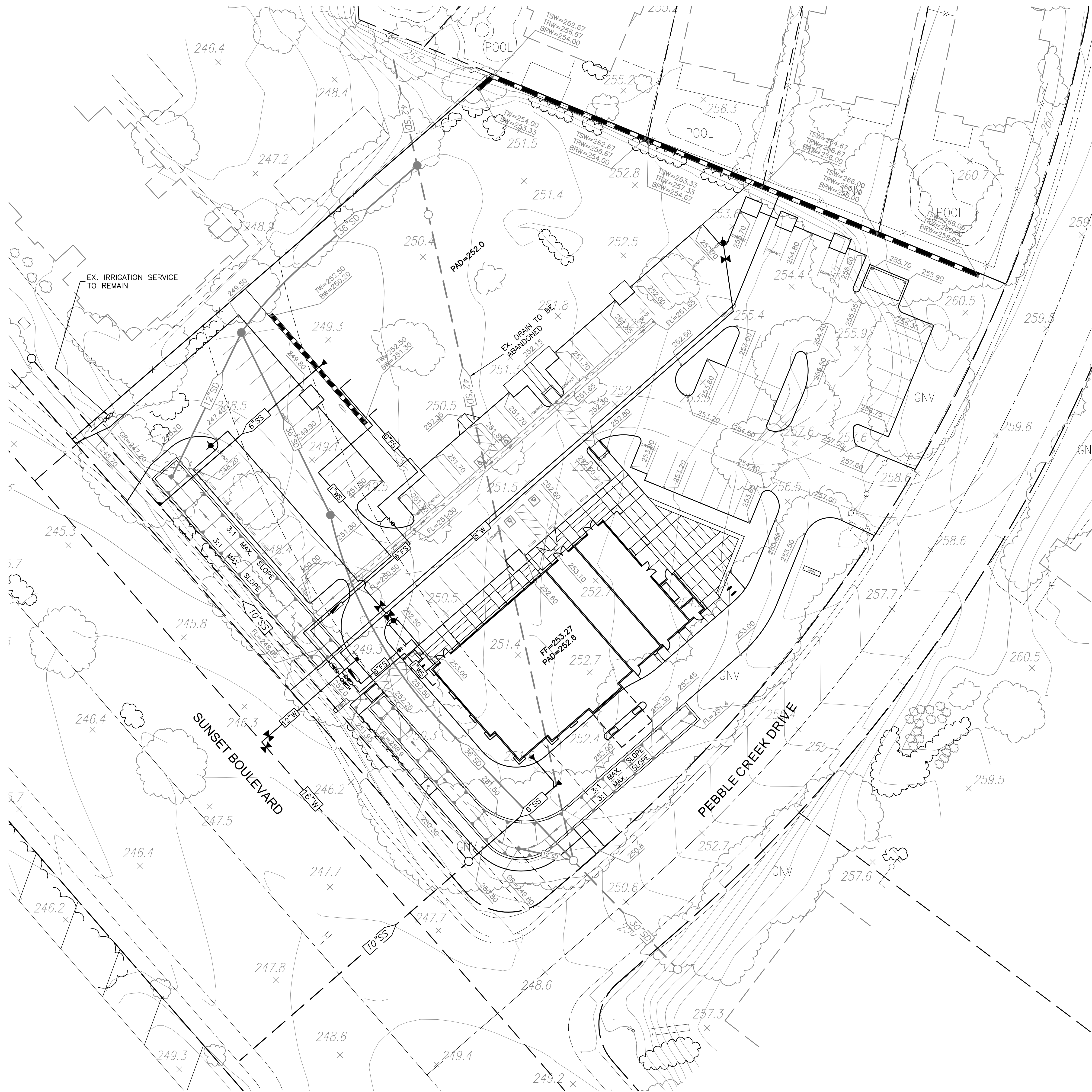
PRELIMINARY GRADING & DRAINAGE PLAN
SUNSET BOULEVARD
CITY OF ROCKLIN PLACER COUNTY CALIFORNIA

SHEET	1	OF	2
SHEETS	15-04-018		
JOB NUMBER			

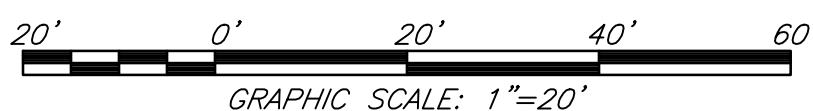


VICINITY MAP

N.T.S.



SCALE: 1"=20'



LEGEND:

- 6"SS PROP. SANITARY SEWER MAIN
- 6"SS EXIST. SANITARY SEWER MAIN
- PROP. SEWER SERVICE
- EXIST. SEWER SERVICE
- PROP. MANHOLE
- PROP. MANHOLE W/ GRATE TOP
- EXIST. MANHOLE
- 12"SD PROP. STORM DRAIN
- 12"SD EXIST. STORM DRAIN
- PROP. DROP INLET
- EXIST. DROP INLET
- 8"W PROP. WATER MAIN
- 8"W EXIST. WATER MAIN
- PROP. WATER SERVICE AND METER BOX
- EXIST. WATER SERVICE AND METER BOX
- PROP. GATE VALVE
- EXIST. GATE VALVE
- PROP. BLOW-OFF VALVE WITH SIZE
- EXIST. BLOW-OFF VALVE WITH SIZE
- PROP. RESTRAINED FIRE HYDRANT ASSEMBLY
- EXIST. FIRE HYDRANT ASSEMBLY
- PROP. WATER METER AND REDUCED PRESSURE DEVICE
- EXIST. WATER METER AND REDUCED PRESSURE DEVICE
- PROP. DOUBLE DETECTOR CHECK VALVE
- PROP. CHECK VALVE
- PROP. POST INDICATOR VALVE
- PROP. FIRE DEPARTMENT CONNECTION

NO.	DESCRIPTION	ENGR INIT	COUNTY APPROVAL APPROVED BY DATE	benchmark:	elev.

PLOT DATE:
07-23-19

SCALE
horiz: 1"=20'
vert: N/A

designed by: LBM
checked by:

date

field book



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PRELIMINARY UTILITY PLAN

SUNSET BOULEVARD

CITY OF ROCKLIN

PLACER COUNTY

CALIFORNIA

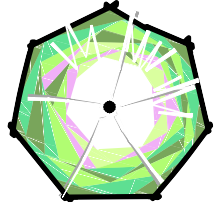
SHEET 2 OF 2	SHEETS
15-04-018	JOB NUMBER

PLANTING AREA
CALCULATION:

TOTAL PARCEL AREA: 61,458 SF.
REQUIRED LANDSCAPE AREA (20%): 13,492 SF.
TOTAL LANDSCAPE AREA (30.6%): 20,687 SF.

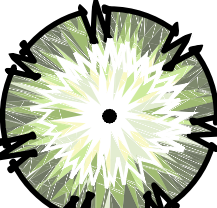
PLANT LIST & LEGEND

SYMBOL BOTANIC NAME/COMMON NAME SIZE



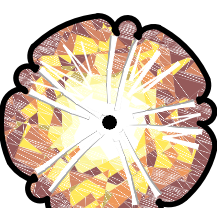
CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESERT WILLOW

15 GALLON



PINUS ELDARICA/AFGHAN PINE

15 GALLON



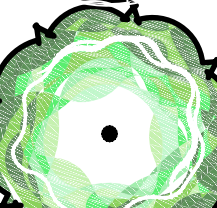
PISTACIA CHINENSIS/CHINESE PISTACHE

15 GALLON



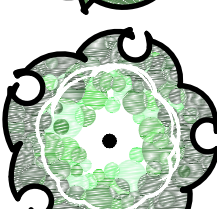
PLATANUS A. 'YARWOOD'/LONDON PLANETREE

15 GALLON



QUERCUS WISLIZENI/INTERIOR LIVE OAK

15 GALLON



ULMUS PROPINQUA/EMERALD SUNSHINE/HYBRID ELM

15 GALLON

SHRUB & GROUND COVER AREA, GENERAL:

SHRUB & ORNAMENTAL GRASSES

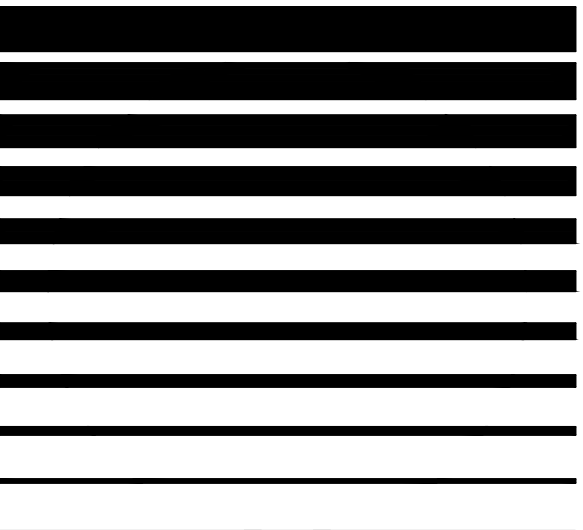
ARBUS UNEDO "COMPACTA"/STRAWBERRY BUSH
ARCTOSTAPHYLOS D. "HOWARD McMINN"/MANZANITA
CHONDRPETALUM TECTORUM/DWF. CAPE RUSH
CALLISTEMON V. "LITTLE JOHN"/DWF. BOTTLE BRUSH
LANTANA MONTEVIDENSIS/LANTANA
MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS
NERIUM O. "DWARF RED"/PETITE RED OLEANDER
NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO
PENISETUM M. 'RED BUNNY TAILS'/DWF. FOUNTAIN GRASS
SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE

GROUND COVERS & PERENNIALS

BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM
CISTUS X. "SUNSET"/ROCKROSE
COTONEASTER D. "LOWFAST"/PROSTRATE COTONEASTER
DIETES VEGETA/FORTNIGHT LILY
GAZANIA X. "MITSUA YELLOW"/GAZANIA
HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA
JUNIPERUS C. "SAN JOSE"/SAN JOSE JUNIPER
NEPETA X. FAASSENI/CATMINT
TULBAGHIA VIOLACEA/SOCIETY GARLIC
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA

RETENTION BASIN PLANT PALETTE:

ACHILLEA MILLEFOLIUM 'APPLEBLOSSOM'/COMMON YARROW
CHONDRPETALUM TECTORUM/DWF. CAPE RUSH
CAREX DIVULSA/EURASIAN GRAY SEDGE
DESCHAMPSIA CESPITOSA/TUFTED HAIR GRASS
MUHLENBERGIA RIGENS/DEER GRASS
NEPETA X. FAASSENI/CATMINT
ROSA CALIFORNICA/WILD ROSE
SISYRINCHIUM BELLUM/BLUE-EYED GRASS



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

SUNSET
STATION

N. COR. SUNSET BL. & PEBBLE CRK. DR.
CITY OF ROCKLIN
CALIFORNIA

FOR RMW ARCHITECTURE

Sheet Title:

PRELIMINARY
LANDSCAPE
PLAN

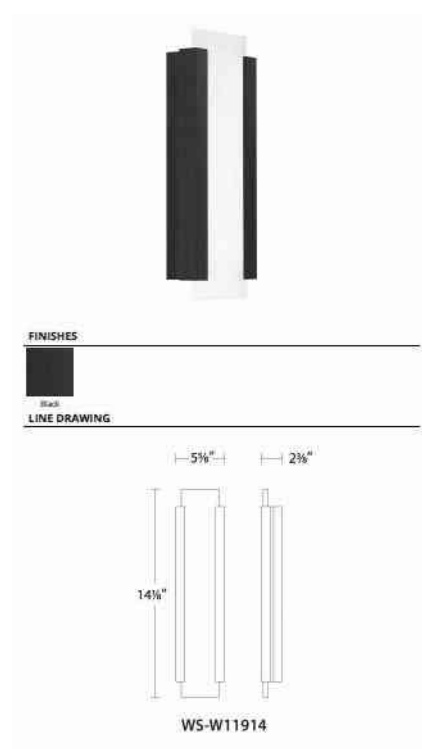
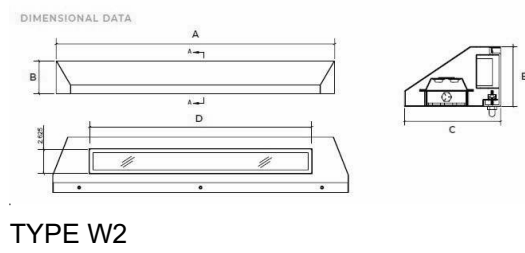
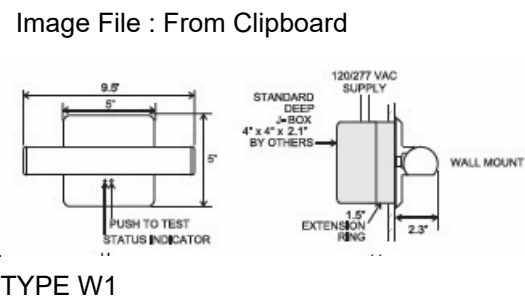


Date: 7/29/2019

Scale: 1"=20'-0"

Job Number: 39035

Sheet Number: LA of 1

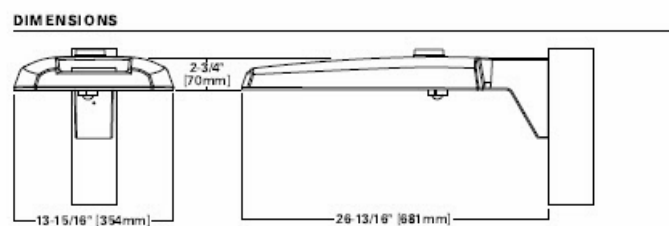


TYPE W3



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916.361.1990
WWW.INFO@RAMPARTENTERPRISES.NET

US BANK

SUNSET BLVD. &
PEBBLE CREEK DRIVE

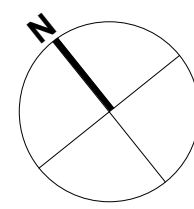
approved for the owner by :

approved for the architect by :

ISSUE : ISSUE FOR PERMIT

REVISIONS :

#	Description:	Date:
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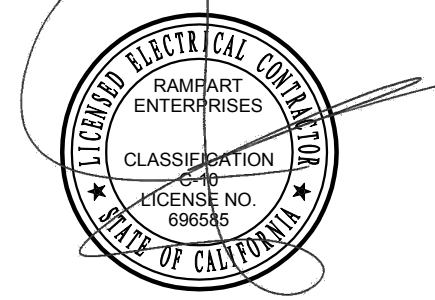


drawn by : AL

plot date :

checked by : MA

stamp : THE PLANS ARE THE PROPERTY OF RAMPART ENTERPRISES INC. AND ARE NOT TO BE USED FOR THE PURPOSE OF BIDDING OR INSTALLATION BY ANY OTHER ELECTRICAL CONTRACTOR.



scale :

TBD

project number :









1808-07

SITE
PHOTOMETRIC

sheet no. :

E2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Illuminance	Fc	11.0	15.7	0.0	N.A.	N.A.
Drive Thru Canopy	Illuminance	Fc	46.7	58.7	24.4	1.9	2.4
Site	Illuminance	Fc	2.9	40.9	1.0	2.9	40.9

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	LLF	Description	Filename	LLD	LDD	BF	Lum. Lumens	[MANUFAC]
	2	a2	BACK-BACK	0.900	(2) PRV-C25-D-UNV-T5-BZ at 180 degrees	PRV-C25-D-UNV-T5-BZ (1).ies	0.900	1.000	1.000	14045	EATON - LUMARK (FORMER COOPER LIGHTING)
	6	c	SINGLE	0.900	PRV-C25-D-UNV-T3-BZ	PRV-C25-D-UNV-T3-BZ (1).ies	0.900	1.000	1.000	13183	EATON - LUMARK (FORMER COOPER LIGHTING)
	7	d1	SINGLE	0.900	RL56129S1EWH -4000K	D1-RL56129S1EWH -4000K (1).ies	0.900	1.000	1.000	1249	EATON - HALO (FORMER COOPER LIGHTING)
	6	d2	SINGLE	0.900	TT-C5-LED-E1-CQ	TT-C5-LED-E1-CQ (1).ies	0.900	1.000	1.000	9748	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
	4	W1	SINGLE	0.900	NF5	W1- NF5 10X.IES	0.900	1.000	1.000	494	BARRON LIGHTING
	2	W2	SINGLE	0.900	GTW2-HA-L2-40-UN-BP	W2-GTW2_HA_L2_40_UN_BP.ies	0.900	1.000	1.000	1939	New Star Lighting
	22	W3	SINGLE	0.900	WS-W11914	WS-W11914_IESF.IES	0.900	1.000	1.000	749	WAC LIGHTING
	2	E	SINGLE	0.900	PRV-C25-D-UNV-T4-BZ	PRV-C25-D-UNV-T4-BZ (1).ies	0.900	1.000	1.000	13140	EATON - LUMARK (FORMER COOPER LIGHTING)