



## 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:** June 10, 2020

**Project Name and Requested Approvals:**

MAVERIK GAS STATION

DESIGN REVIEW; DR2020-0003

CONDITIONAL USE PERMIT; U2020-0003

**Staff Description of Project:**

Request for approval of a Design Review and Conditional Use Permit to construct a 5,637 square foot convenience store/gas station on a proposed 1.94-acre lot. The proposed lot would be created via a Lot Line Adjustment.

**Location:**

Westerly side of the intersection of Sunset Boulevard and Lonetree Boulevard. APNs 017-283-011, -013, and -014.

**Existing Land Use Designations:**

The property is designated Retail Commercial (RC) in the Rocklin General Plan and is zoned Planned Development Business Professional/Commercial (PD-BP/C) 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.

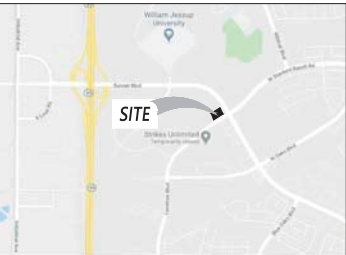
**Applicant & Property Owner:**

The property owner/applicant is Maverik, Inc.

**Attached Information:**

For additional detail, please visit the following link:

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



**PAVING LEGEND:**

- PROPOSED LANDSCAPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

**DEVELOPMENT TEAM:**

**APPLICANT/OWNER:**  
MAVERIK, INC., A UTAH CORPORATION  
185 S. STATE STREET, SUITE 800  
SALT LAKE CITY, UT 84111  
PHONE: 801-936-5557

**CIVIL ENGINEER:**  
CARTWRIGHT NOR CAL, INC.  
4180 DOUGLAS BLVD., SUITE 200  
GRANITE BAY, CA 95746  
PHONE: 916-978-4001

**ARCHITECT:**  
FFKR ARCHITECTS  
730 PACIFIC AVENUE  
SALT LAKE CITY, UT 84104  
PHONE: 801-521-6186

**LANDSCAPE ARCHITECT:**  
GARTH RUFFNER LANDSCAPE ARCHITECT  
4120 DOUGLAS BLVD. SUITE 306, PMB 301  
ROSEVILLE, CA 95746  
PHONE: 916-797-2576

**WATER:**  
PCWA

**SEWER:**  
SPMUD

**ELECTRICITY/GAS:**  
PG&E

**SOLID WASTE:**  
RECOLOGY AUBURN PLACER

**GENERAL PLAN:**  
RETAIL COMMERCIAL (EXISTING & PROPOSED)

**ZONING:**  
PD-BP/C (EXISTING & PROPOSED)

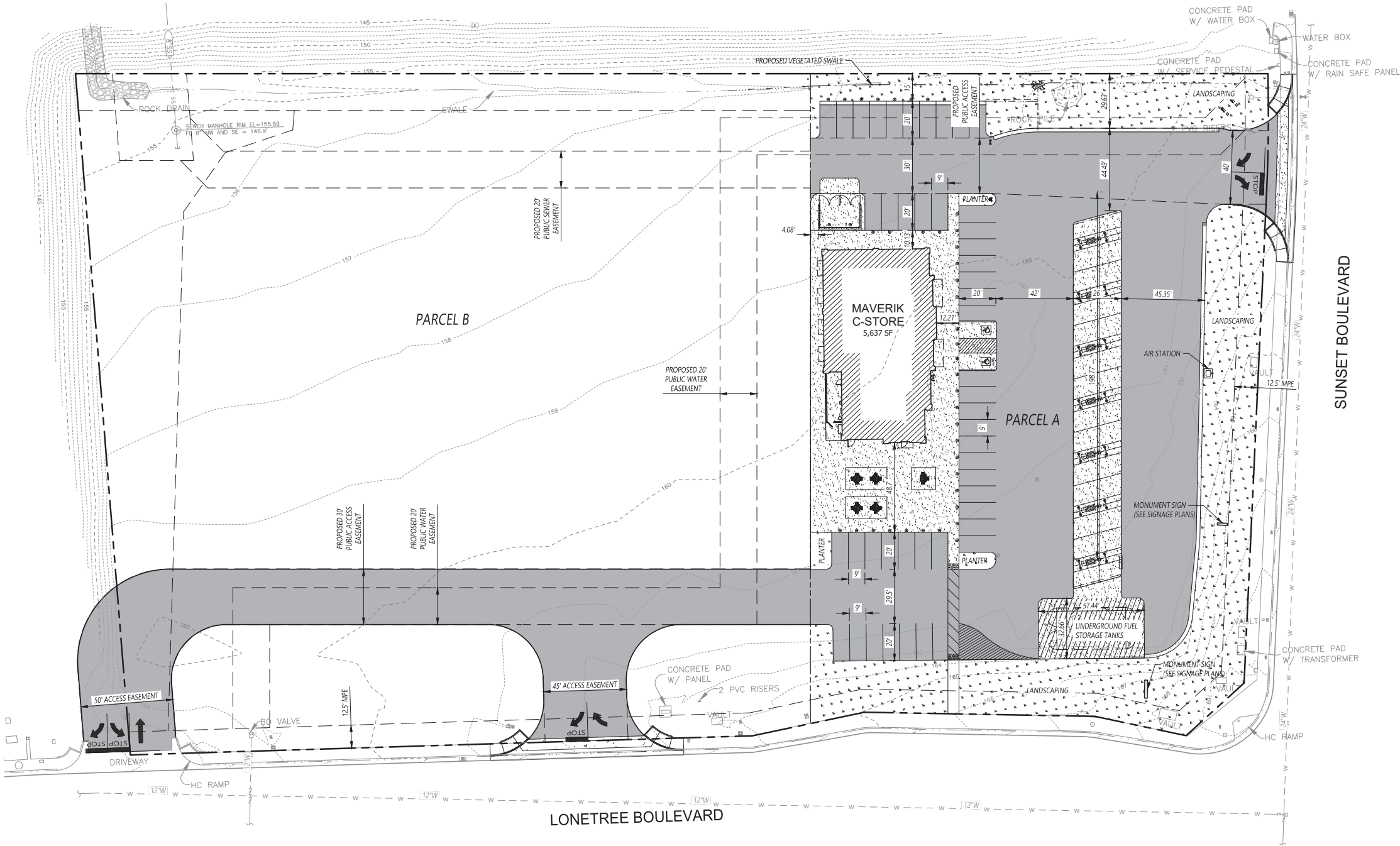
**APN:**  
017-283-011, 017-283-013, 017-283-014

**SITE ACREAGE:**  
5.14 AC TOTAL - PARCEL A = 1.94 AC  
PARCEL B = 3.20 AC  
(SEE LOT LINE ADJUSTMENT EXHIBIT C4.0)

**PARKING:**  
REQUIRED - 1 SPACE PER 200 SF GROSS FLOOR AREA  
5,637 / 200 = 28.188 = 29 SPACES  
49 SPACES PROVIDED



0' 15' 30' 60'  
SCALE: 1"=30'



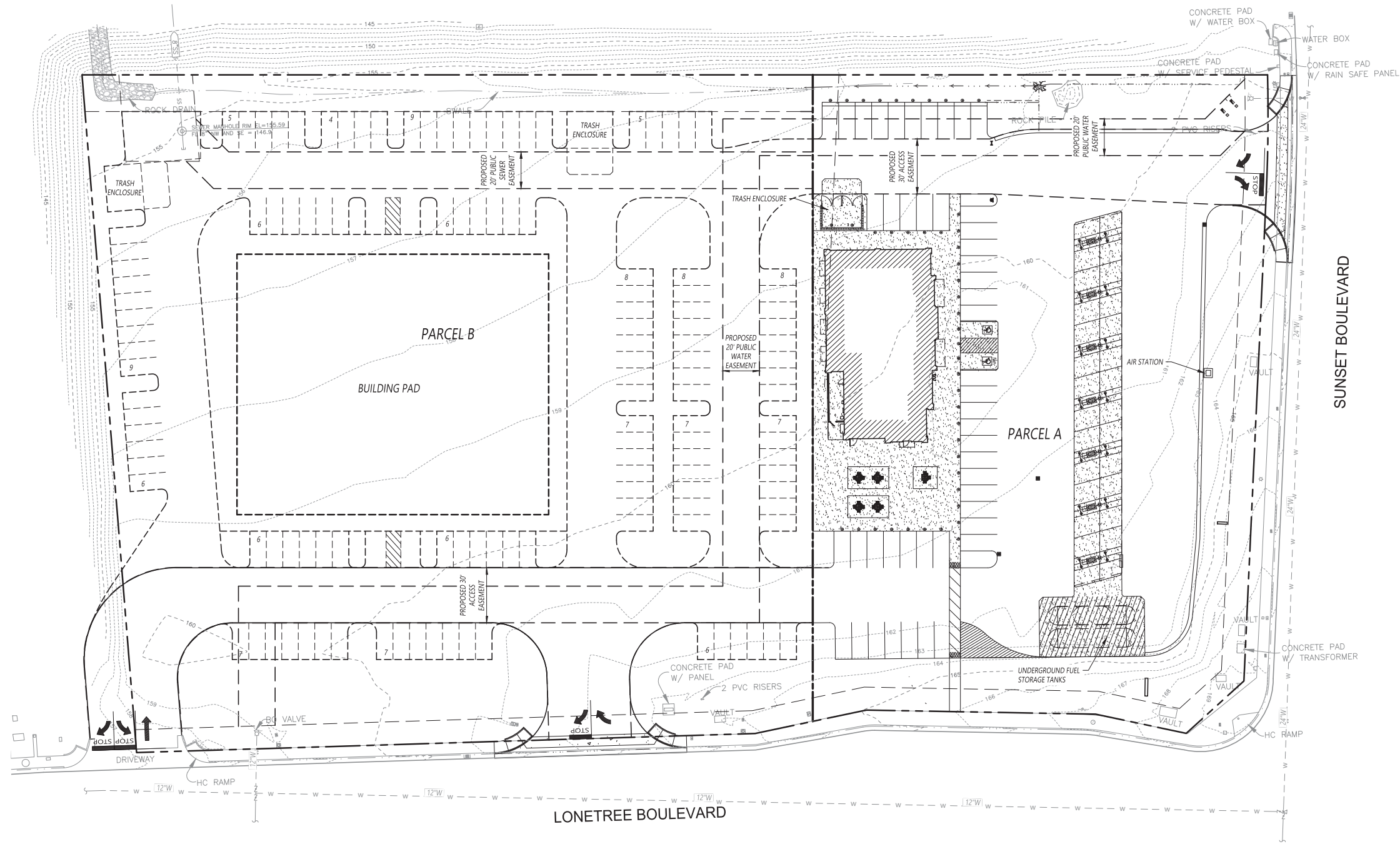
**PRELIMINARY SITE PLAN**  
**MAVERIK**  
**SUNSET BLVD. AND LONETREE BLVD., ROCKLIN, CA**

**C0.0**

DATE: 03/20/2020  
SCALE: 1"=30'  
DRAWN BY: SD

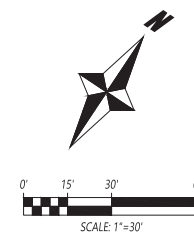
**CARTWRIGHT NOR CAL**  
CIVIL ENGINEERING & PROJECT MANAGEMENT  
4180 DOUGLAS BLVD, SUITE 200  
GRANITE BAY, CALIFORNIA 95746  
T (916) 978-4001  
WWW.CARTWRIGHTENGINEERS.COM

Login Name: orlanof  
Plot Date: June 10, 2020 - 11:35 am  
File Name: C:\Users\orlanof\OneDrive\Documents\218047-00-SITE.dwg



PAVING LEGEND:

- PROPOSED LANDSCAPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE



OVERALL CONCEPT PLAN

MAVERIK

SUNSET BLVD. AND LONETREE BLVD., ROCKLIN, CA

C0.1

DATE: 03/20/2020

SCALE: 1"=30'

DRAWN BY: SD

**CARTWRIGHT NOR CAL**

CIVIL ENGINEERING & PROJECT MANAGEMENT

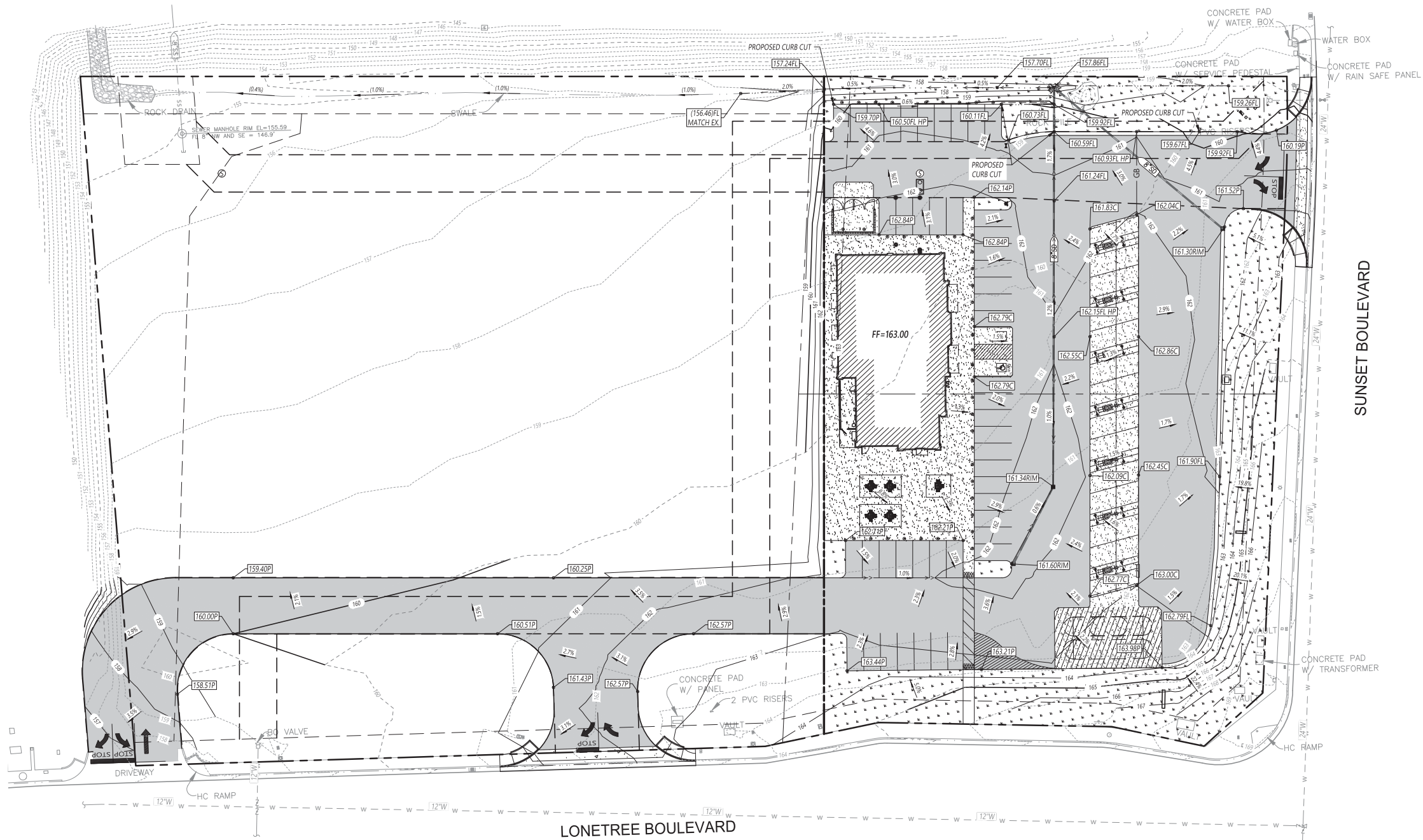
4180 DOUGLAS BLVD, SUITE 200

GRANITE BAY, CALIFORNIA 95746

T (916) 978-4001

WWW.CARTWRIGHTENGINEERS.COM

LogIn Name: orlano  
 Plot Date: June 10, 2020 - 11:35 am  
 File Name: C:\Users\orlano\OneDrive\Documents\Projects\219047-EDH-CONCEPT PLAN.dwg



- GRADING LEGEND:**
- EXISTING 1-FT CONTOUR
  - EXISTING 5-FT CONTOUR
  - PROPOSED 1-FT CONTOUR
  - PROPOSED 5-FT CONTOUR
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - PROPOSED STORM DRAIN LINE
  - PROPOSED DRAIN INLET
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN CLEANOUT
  - PROPOSED PAVEMENT CREASE
  - PROPOSED SWALE FLOWLINE
  - CONCRETE ELEVATION
  - FLOWLINE ELEVATION
  - FLOWLINE HIGHPOINT ELEVATION
  - PAVEMENT ELEVATION
  - RIM ELEVATION
  - GROUND ELEVATION
  - TOP OF CURB ELEVATION
  - BUILDING FINISHED FLOOR ELEVATION
  - PROPOSED GROUND SLOPE
  - EXISTING GROUND SLOPE
  - GRADE BREAK
  - WORK LIMIT LINE

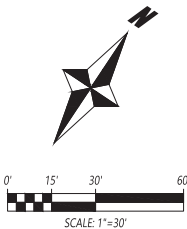
**ENGINEER'S PRELIMINARY OPINION OF EARTHWORK:**

	CUT (CY)	FILL (CY)	NET (CY)
RAW GRADING	±590	±4,286	±3,696 (FILL)
ASSUMED BUILDING/PAVEMENT SUBGRADE EXCAVATION	±2,188		±2,188 (CUT)
ADJUSTED TOTAL	±2,778	±4,286	±1,508 (FILL/IMPORT)

NOTE: ENGINEERS ESTIMATE OF EARTHWORK ARE RAW VOLUMES AND IS BASED ON EXISTING GROUND SURFACE OF THE SITE AT THE TIME OF THE SURVEY. IT INCLUDES ESTIMATED EXCAVATION FOR NEW PAVEMENT AND BUILDING PAD. THE ESTIMATE DOES NOT INCLUDE REMEDIAL EARTHWORK (IF REQUIRED), TRENCH SPOILS, OR SHRINK OR SWELL FACTORS. IT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO VERIFY ALL EARTHWORK QUANTITIES PRIOR TO BID.

**PAVING LEGEND:**

- PROPOSED LANDSCAPE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE



**PRELIMINARY GRADING AND DRAINAGE PLAN**

MAVERIK  
SUNSET BLVD. AND LONETREE BLVD., ROCKLIN, CA

DMA LEGEND:

DMA  
AC

DRAINAGE MANAGEMENT AREA (DMA)  
DESIGNATION AREA

DRAINAGE MANAGEMENT AREA (DMA) LIMIT

DRAINAGE FLOW DIRECTION

PROPOSED STORM DRAIN LINE

PROPOSED VEGETATED SWALE TREATMENT MEASURE

PROPOSED DRAINAGE SWALE

PROPOSED LANDSCAPE

EXISTING LANDSCAPE/PERVIOUS AREA TO REMAIN

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

STORM WATER QUALITY CONTROL PLAN KEY NOTES:

1

PROPOSED TREATMENT CONTROL MEASURE - VEGETATED SWALE PER CASQA BMP FACTSHEET TC-30 AND DETAIL THIS SHEET.

2

PROPOSED SOURCE CONTROL MEASURE - REFUSE CONTAINER STORAGE AREA. SEE CASQA BMP FACTSHEET NO. SD-32.

3

PROPOSED SOURCE CONTROL MEASURE - CANOPY COVER OVER FUEL DISPENSING AREA AND SITE IS GRADED TO PREVENT RUN-ON. SEE CASQA BMP FACTSHEET NO. SD-30.

SUNSET BOULEVARD

VEGETATED SWALE  
NOT TO SCALE

PRELIMINARY STORMWATER QUALITY PLAN

MAVERIK

SUNSET BLVD. AND LONETREE BLVD., ROCKLIN, CA

C2.0

DATE: 03/20/2020  
SCALE: 1"=30'  
DRAWN BY: SD

**CARTWRIGHT NOR CAL**  
CIVIL ENGINEERING & PROJECT MANAGEMENT

4180 DOUGLAS BLVD, SUITE 200  
GRANITE BAY, CALIFORNIA 95746  
T (916) 978-4001  
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File Name: C:\Users\orlanof\OneDrive\Rocklin\CA\20\Production Drawings\218047-C2-300P.dwg

UTILITY LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	EXISTING MANHOLE
	PROPOSED DRAIN INLET
	PROPOSED WATER METER & BACKFLOW PREVENTOR
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE

PRELIMINARY WATER NOTES:

- 1 CONNECT PROPOSED 12" WATER MAIN TO 12" WATER SERVICE STUB AND REMOVE 2" BLOWOFF VALVE.
- 2 PROPOSED 12" WATER MAIN (PUBLIC).
- 3 PROPOSED WATER SERVICE.
- 4 PROPOSED IRRIGATION SERVICE.
- 5 PROPOSED FIRE HYDRANT.

PRELIMINARY SEWER NOTES:

- 1 CONNECT TO EXISTING SANITARY SEWER MANHOLE.
- 2 PROPOSED 6" SANITARY SEWER MAIN (PUBLIC).
- 3 PROPOSED SANITARY SEWER MANHOLE.
- 4 PROPOSED SANITARY SEWER SERVICE BUILDING POC.
- 5 PROPOSED SANITARY SEWER CLEANOUT.
- 6 PROPOSED GREASE INTERCEPTOR.

SUNSET BOULEVARD

LONETREE BOULEVARD

PRELIMINARY SEWER AND WATER PLAN

MAVERIK  
SUNSET BLVD. AND LONETREE BLVD., ROCKLIN, CA

C3.0

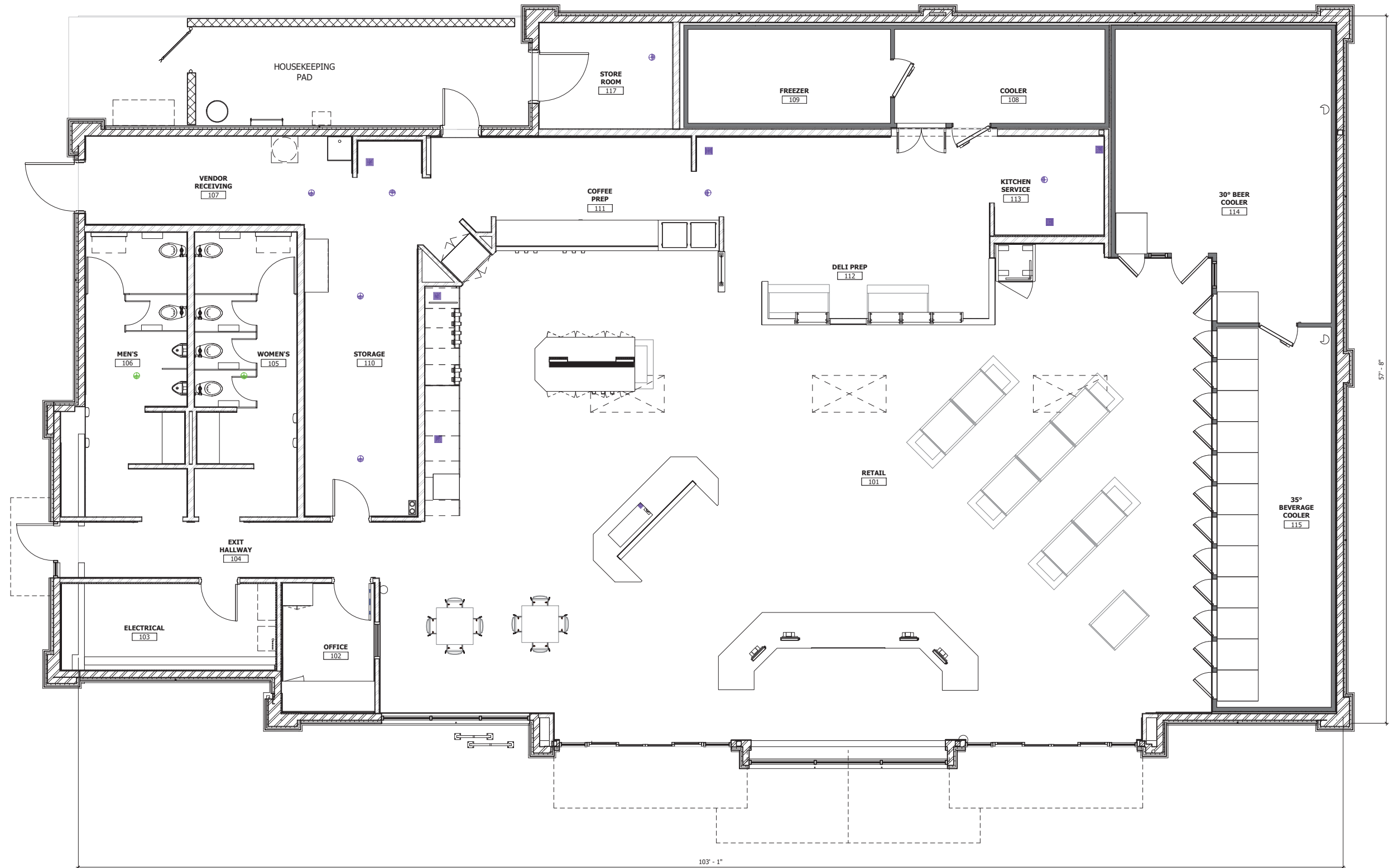
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CARTWRIGHT NOR CAL  
CIVIL ENGINEERING & PROJECT MANAGEMENT

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Login Name: orlandof  
Plot Date: June 10, 2020 - 11:36 am  
File Name: C:\Users\orlandof\OneDrive\Documents\Drawings\218047-00-UTL.dwg





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

# PROPOSED MAVERIK C-STORE ROCKLIN, CA

Prototype Version: 50\_L\_RR\_2001  
Building Square Footage: 5,637 SF



185 S. State Street  
Salt Lake City, Utah 84111



1 BUILDING PERSPECTIVE  
SCALE:

## PROPOSED MAVERIK C-STORE

ROCKLIN, CA

Prototype Version: 50\_L\_RR\_2001  
Building Square Footage: 5,637 SF

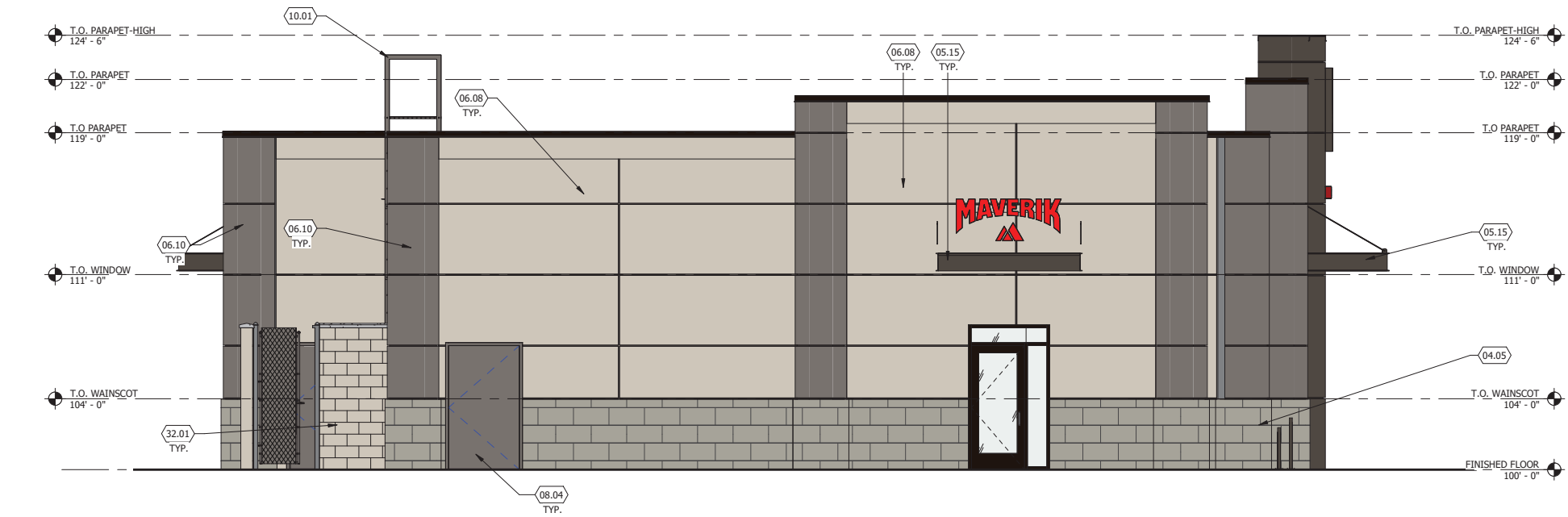
A-2 | PERSPECTIVE VIEW



185 S. State Street  
Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 PANEL STONE VENEER, BASIS ON DESIGN: NICHIIHA SANDSTONE, MASONRY SERIES, GENTLE GREY
- 05.03 PAINTED STEEL, BLACK FOX
- 05.15 STEEL AWNING, PAINTED BLACK FOX
- 06.06 METAL PANEL COLOR TO MATCH SHERWIN WILLIAMS WORLDLY GRAY, SW7043
- 06.08 METAL PANEL COLOR TO MATCH SHERWIN WILLIAMS WORLDLY GRAY, SW7043
- 06.10 METAL PANEL COLOR TO MATCH SHERWIN WILLIAMS GAUNTLET GRAY, SW7019
- 06.15 METAL PANEL COLOR TO MATCH SHERWIN WILLIAMS WORLDLY GRAY, SW7043
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINTED AGED PEWTER
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE. COLOR TO MATCH SHERWIN WILLIAMS COLOR SW7043 WORLDLY GRAY
- 32.01 CMU WALL. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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

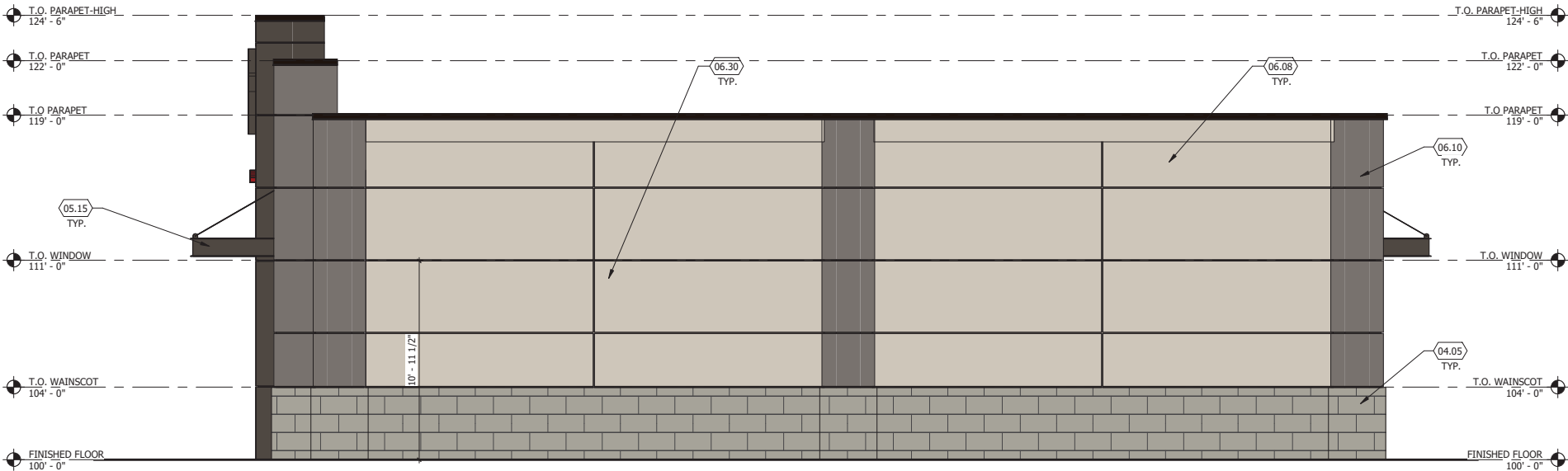
PROPOSED MAVERIK C-STORE  
ROCKLIN, CA

Prototype Version: 50\_L\_RR\_2001  
Building Square Footage: 5,637 SF

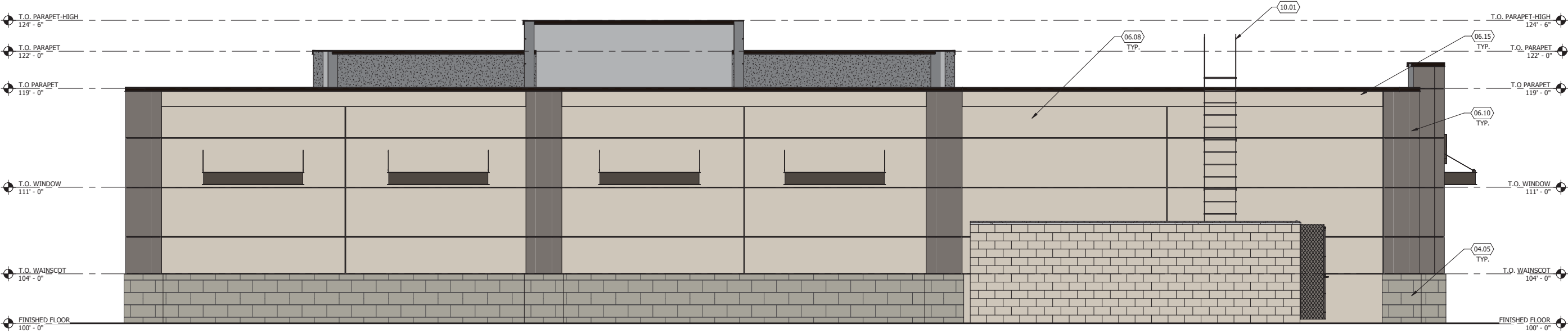


KEYED NOTES

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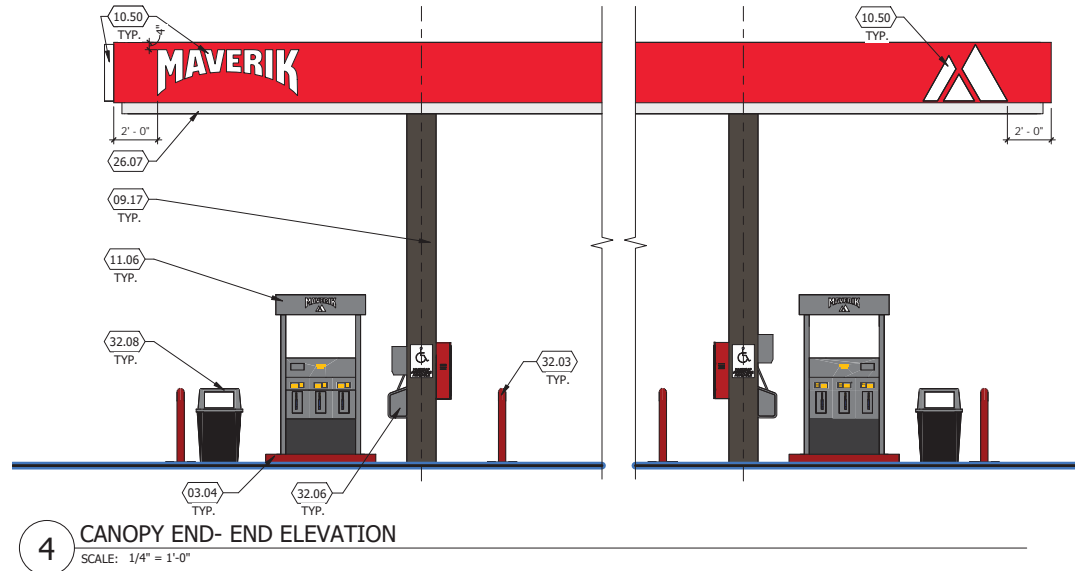
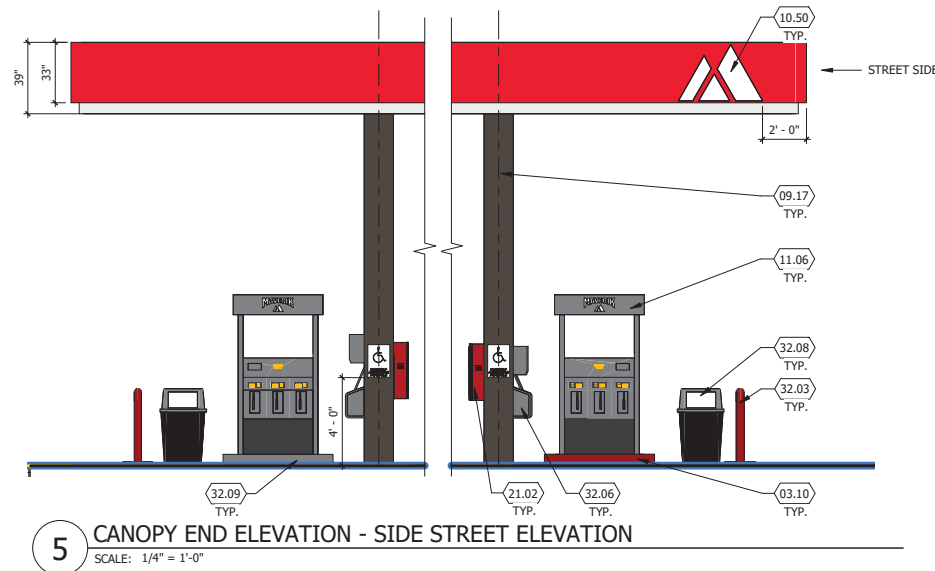
2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



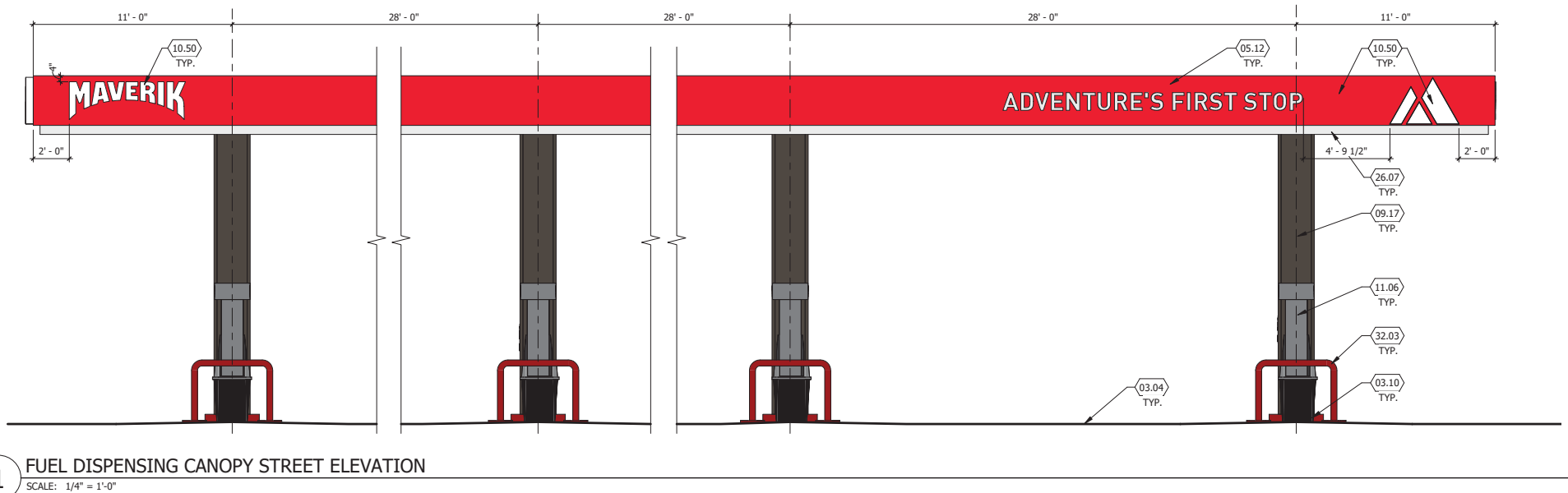
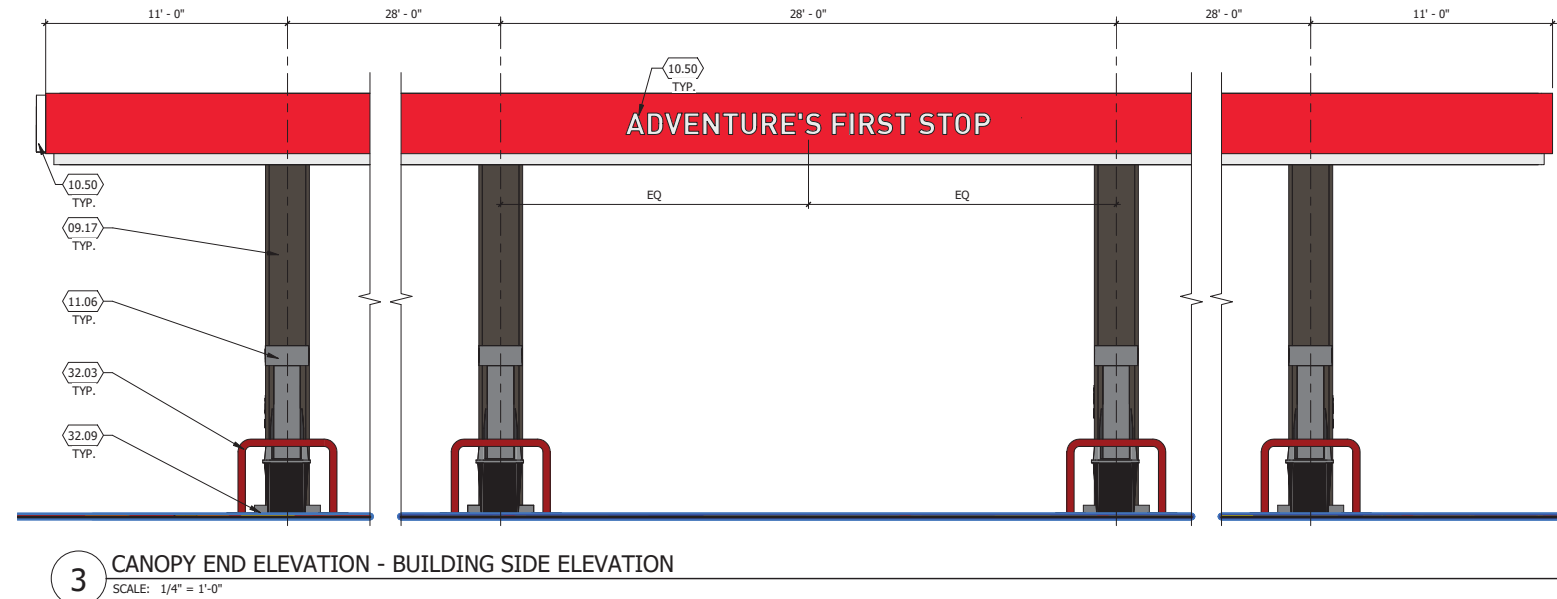
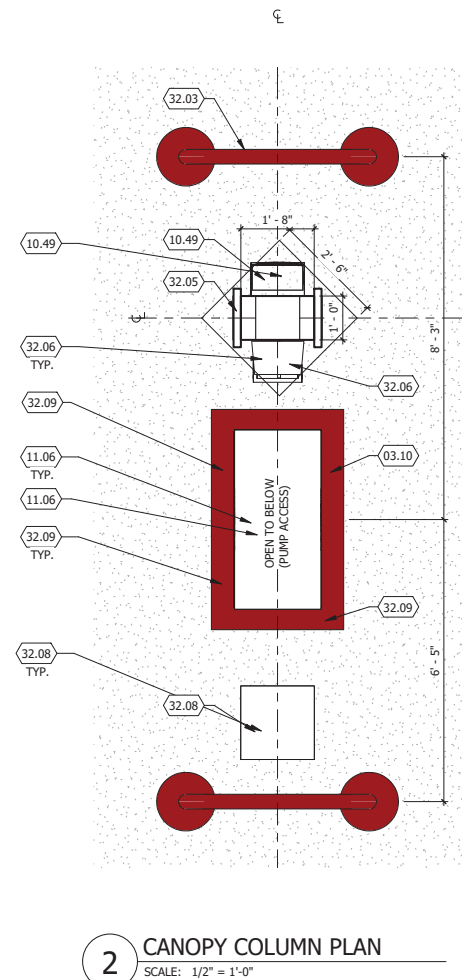
1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE  
ROCKLIN, CA

Prototype Version: 50\_L\_RR\_2001  
Building Square Footage: 5,637 SF



KEYED NOTES	
03.04	REINFORCED CONCRETE PAD
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
21.02	WALL MOUNTED FIRE EXTINGUISHER
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL DRAWINGS
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
32.05	ADA "ASSISTANCE AVAILABLE" SIGN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



PROPOSED MAVERIK C-STORE  
ROCKLIN, CA

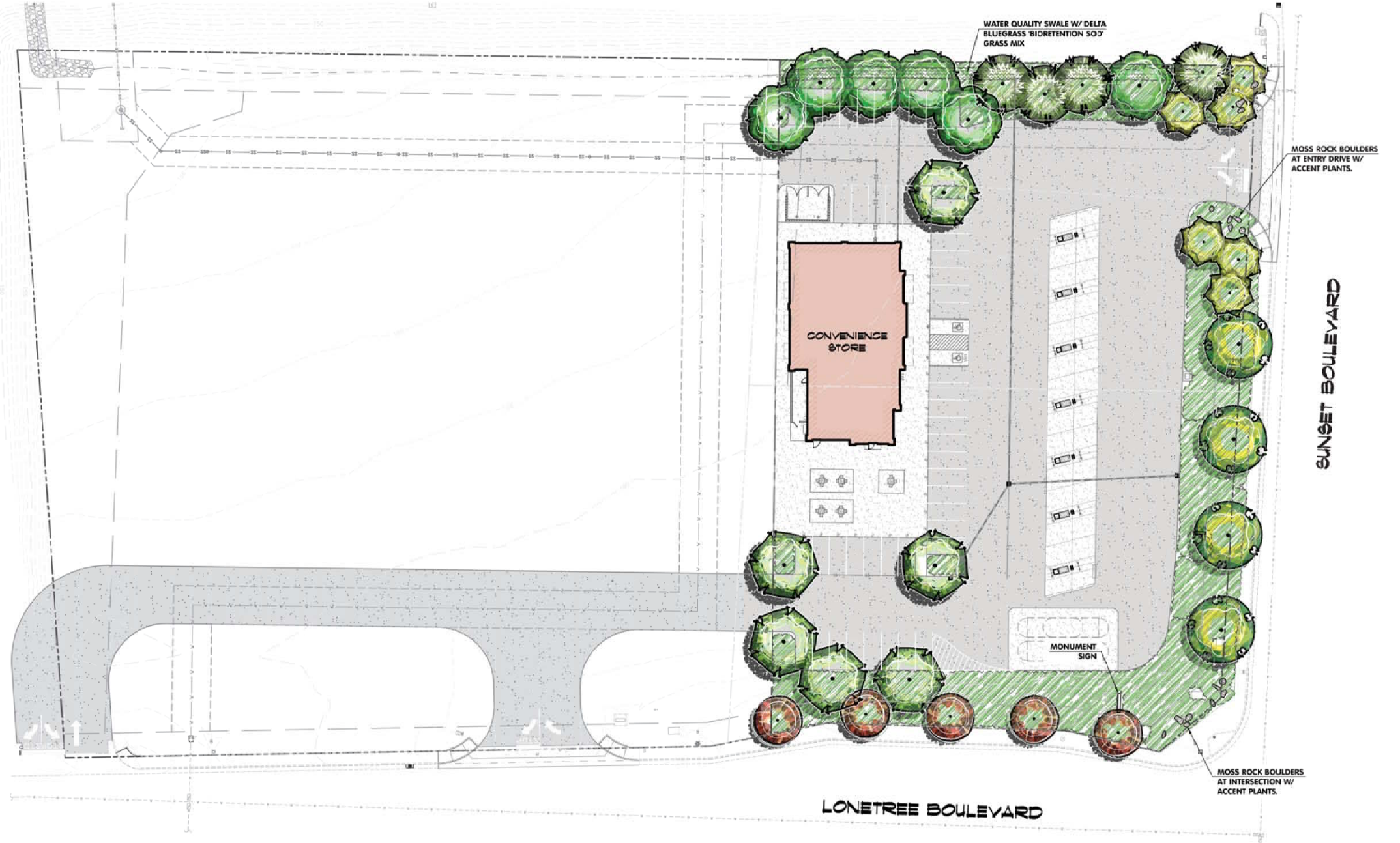
Prototype Version: 50\_L\_RR\_2001  
Building Square Footage: 5,637 SF

A-5 | CANOPY ELEVATIONS



PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CHILOPSIS LINEARIS TIMELESS BEAUTY/DESERT WILLOW	15 GALLON	6
	PINUS ELДАРICA/AFGHAN PINE	15 GALLON	4
	PLATANUS A. YARWOOD/LONDON PLANETREE	15 GALLON	4
	PYRUS C. REDSPIRE/FLOWERING PEAR	15 GALLON	5
	QUERCUS WISLIZENI/INTERIOR LIVE OAK	15 GALLON	6
	TILIA CORDATA/LITTLELEAF LINDEN	15 GALLON	6
	GRASSES, BIOSWALE: DELTA BLUEGRASS "BIOFILTRATION SOD"		
	SHRUB & GROUND COVER AREA (PRELIMINARY PALETTE FOLLOWS)		
SHRUBS:			
	ARCTOSTAPHYLOS D. "HOWARD McMINN"/MANZANITA	5 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	
	CALLISTEMON V. LITTLE JOHN/DWF. BOTTLE BRUSH	5 GALLON	
	HETEROMELES ARBUTIFOLIA/TOYON	5 GALLON	
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'/LYNN'S LEUCOPHYLLUM	5 GALLON	
	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON	
	NERIUM O. "DWARF RED"/PETITE RED OLEANDER	5 GALLON	
	ROSA CALIFORNICA/WILD ROSE	5 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON	
	XYLOSMA C. "COMPACTA"/COMPACT XYLOSMA	5 GALLON	
GROUNDCOVERS & PERENNIALS			
	ACACIA REDOLENS "DESERT CARPET"/PROSTRATE ACACIA	1 GALLON	
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	1 GALLON	
	DIETES VEGETA/FORTNIGHT LILY	1 GALLON	
	DIANELLA REVOLUTA 'LITTLE REV'/BLACK FLAX LILY	1 GALLON	
	JUNIPERUS C. "SAN JOSE"/SAN JOSE JUNIPER	1 GALLON	
	LOMANDRA LONGIFOLIA 'BREEZE'/DWF. MAT RUSH	1 GALLON	
	MUL-LENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON	
	SALVIA X. 'BEE'S BUSS'/CREEPING SAGE	1 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	
	VERBENA PERUVIANA 'HOMESTEAD' PURPLE/HYBRID VERBENA	1 GALLON	



PRELIMINARY LANDSCAPE PLAN  
MAVERIK  
SUNSET BLVD. & LONETREE BLVD., ROCKLIN, CA



# 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: Maverik Rocklin - Sunset Blvd.

LOCATION: Westerly side of the intersection of Sunset Blvd. & Lonetree Blvd.

ASSESSOR'S PARCEL NUMBERS: 017-283-011, 013, 014

DATE OF APPLICATION (STAFF): \_\_\_\_\_ RECEIVED BY (STAFF INITIALS): \_\_\_\_\_

FILE NUMBERS (STAFF): U2020-0003 FEES: 20,030

RECEIPT NO.: \_\_\_\_\_

### Pre-Application Meeting Requirements:

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

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

DATE OF PRE-APPLICATION MEETING: September 26, 2019

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> General Plan Amendment (GPA)<br>Fee:                    | <input type="checkbox"/> Tentative Subdivision Map (SD)<br>Fee:   | <input checked="" type="checkbox"/> Use Permit (U)<br><input checked="" type="checkbox"/> Minor (PC Approval - New Bldg) Fee: <u>12,263</u><br><input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee:<br><input type="checkbox"/> Major (CC Approval) Fee: |
| <input type="checkbox"/> BARRO Zone Application (BZ)<br>Fee:                     |   |   |
| <input type="checkbox"/> Rezone (Reclassification) (Z)<br>Fee:                   | <input type="checkbox"/> Tentative Parcel Map (DL)<br>Fee:  | <input type="checkbox"/> Variance (V)<br>Fee:   |
| <input type="checkbox"/> General Development Plan (PDG)<br>Fee:                  | <input checked="" type="checkbox"/> Design Review (DR)<br>Commercial Fee:<br>Residential Fee:<br>Signs Fee: | <input type="checkbox"/> Oak Tree Preservation Plan Permit<br>Planning Commission Fee:<br>City Council Fee:   |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: |   | <input type="checkbox"/> Modification to Approved Projects<br>Fee:  |

File Number \_\_\_\_\_

### Environmental Requirements: (STAFF)

- ☐ Exempt -  
☐ Negative Declaration -

- ☐ Mitigated Negative Declaration -  
☐ EIR - See Fee Schedule

## UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>Retail Commercial</u> Proposed: <u>Retail Commercial</u>  <b>Zoning:</b>  Existing: <u>PD-BP/C</u> Proposed: <u>PD-BP/C</u>	Acres: <u>5.14</u>  Square Feet: <u>224,064</u>  Dimensions: <u>360' +/- x 647' +/-</u>  No. of Units: <u>1</u>  Building Size: <u>5,637 sq. ft.</u>  Proposed Parking: <u>38</u>  Required Parking: <u>29</u>  Access: <u>both Sunset and Lonetree Blvds.</u>	<b>EXISTING</b>  <input checked="" type="checkbox"/> Pub. Sewer <input type="checkbox"/> Septic Sewer  <input checked="" type="checkbox"/> Pub. Water <input type="checkbox"/> Well Water  <input checked="" type="checkbox"/> Electricity  <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Cable	<b>PROPOSED</b>  <input checked="" type="checkbox"/> Pub. Sewer <input type="checkbox"/> Septic Sewer  <input checked="" type="checkbox"/> Pub. Water <input type="checkbox"/> Well Water  <input checked="" type="checkbox"/> Electricity  <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Cable

**PROJECT REQUEST:** Request for approval of Design Review and Use Permit to construct a 5,637 square foot convenience store/gas station on a proposed 1.94 acre lot. The proposed lot is to be created via a lot line adjustment. See attached Project Narrative for further details.

*(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: Maverik, Inc.

ADDRESS: 185 South State Street, Suite 800

CITY: Salt Lake City STATE: Utah ZIP: 84111

PHONE NUMBER: 1-801-699-5750

EMAIL ADDRESS: Christie.Hutchings@maverik.com

FAX NUMBER: N/A

**SIGNATURE OF OWNER**

  
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)  
**ANDRÉ M. LORTZ, EVP**

**NAME OF APPLICANT**

(If different than 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:
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):
Address (Including City, State, and Zip Code):
Phone Number:
Fax Number:
Email Address:
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:
Owners Name (Please Print):
Owners Address (Including City, State, and Zip Code):
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."

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There **are / are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, ANDRÉ M. LORTZ, 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

6/10/20  
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, 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, ANDRÉ M. LORTZ, the applicant or applicant's representative, have read the information above and understand its meaning.

  
\_\_\_\_\_  
Signature

6/10/20  
\_\_\_\_\_  
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: 6/10/20

Applicant: [Signature]

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.

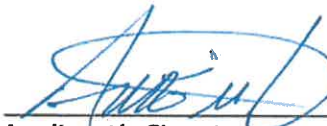
Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

## 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.

ANDRÉ M. LORTZ, EVP  
Applicant's Name (printed)

  
Applicant's Signature

6/10/20  
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)** Westerly side of the intersection of Sunset Blvd. & Lonetree Blvd.

**ASSESSORS PARCEL #** 017-283-011, 013, 014

**NAME OF PROJECT** Maverik Rocklin - Sunset Blvd.

**CONTACT/APPLICANT** Christie Hutchings

**ADDRESS** 185 South State Street, Suite 800, Salt Lake City, Utah 84111

**PHONE** 1-801-699-5750

**EMAIL** Christie.Hutchings@maverik.com

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

See attached Project Narrative

Property size: 224,064

Square Feet

5.14

Acres

Land Use:

Vacant

Existing

Convenience Store/Gas Station

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: N/A

**OTHER REQUIRED PERMITS OR APPROVALS:** None

Permit or Approval

Agency

Address

Contact Person/Phone

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

## SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?  
None. Site is vacant and covered w/natural grasses and weeds  
\_\_\_\_\_  
\_\_\_\_\_
2. What are the surrounding land uses?  
East Office West Vacant North Office South Commercial/Gas Station & Vacant
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 4,500 +/- cubic yards
  - 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Will the proposed project change drainage patterns or the quality of groundwater?  
If so explain. If not, why not. No  
\_\_\_\_\_  
\_\_\_\_\_
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? No  
What types? \_\_\_\_\_  
Are any to be removed or transplanted? \_\_\_\_\_  
State the location of transplant site: \_\_\_\_\_  
State the number & species to be removed: \_\_\_\_\_
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? Yes. Vehicular noise from adjacent roadways.
15. What type of equipment will be associated with the project during construction?  
Typical commercial construction equipment; i.e. earthwork, site/utility improvements, and building construction.  
During permanent operation? None
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.  
Dust mitigation during construction. None after construction is completed.
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: No new sources will be generated. Idling vehicles are discouraged during fueling.
18. Will the project create any new light source, other than street lighting? If yes, describe below: Yes. However, store, canopy and site lighting will conform to code.
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?  
Yes. Liquid fuel and reusable propane tanks.
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  
William Jessup University - 1,800 feet
23. How close is the nearest school? Maria Montessori Charter Academy - 2,500 feet

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

Size of new structure(s) or addition in gross square feet: 5,637 s.f.  
 Building height measured from ground to highest point in feet: 29 feet  
 Number of floors/stories: \_\_\_\_\_  
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: Fuel Canopy - 29 feet  
 Project site coverage: Building 5,637 s.f. sq.ft. 6.8 % %  
 Landscaping 21,329 s.f. sq.ft. 25.3 % %  
 Paving 57,389 s.f. sq.ft. 67.9 % %  
 Exterior building materials: Metal panel  
 Exterior building colors: Worldly Gray/Black Fox/Gauntlet Gray  
 Wall and/or fencing material: Splitface CMU  
 Total number of off-street parking spaces required: \_\_\_\_\_ Provided: 38  
 Total number of bicycle parking spaces: 2

25. Is there any exposed mechanical equipment associated with the project? No  
 Location and screening method Rooftop/Parapet Walls

26. RESIDENTIAL PROJECTS

Total lots \_\_\_\_\_ Total dwelling units \_\_\_\_\_  
 Density/acre \_\_\_\_\_ Total acreage \_\_\_\_\_

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

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

Type of use(s): Retail  
 Oriented to: Regional \_\_\_\_\_ City X Neighborhood \_\_\_\_\_  
 Hours of operation: 24 hours/7 days a week  
 Total occupancy/Building capacity: 60  
 Gross floor area: 5,637 s.f. Number of fixed seats: 0  
 Number of employees (total): 18 Employees per shift: 6 Number of Shifts 3  
 Number of visitors/customers on site at busiest time (best estimate): 5  
 Other occupants (specify): Deliveries (1 or 2 at any given time)

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? 120

29. Will the proposed use involve any toxic or hazardous material? Yes  
Is the project site within 2,000 feet of an identified hazardous/toxic site? No  
Is the project site within 2,000 feet of a school or hospital? Yes  
If the project involves any hazardous material, explain: The delivery and dispensing of automobile fuel; propane tank exchange
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? 70 during peak hours (7 to 9 am and 4 to 6 pm)
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? Yes  
If yes, explain Minimal traffic movements/ proper signage minimizes impact
34. How close is the project to the nearest public park or recreation area? 1,600 feet
35. What school districts will be affected by this project? No impacts
36. Describe energy-efficient features included in the project.  
The project will comply with all California Building Codes
37. Describe how the following services or utilities will be provided:  
Power and Natural Gas PG & E  
Telephone AT & T  
Water Placer County Water Agency  
Sewer South Placer Municipal Utility District  
Storm Drainage City of Rocklin  
Solid Waste Recology
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? No
40. Are there any archaeological features on the site? No If so, will the project result in any impact to these features?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **FORMATTING AND MINIMUM INFORMATION REQUIREMENTS**

### **To Be Completed By Applicant**

**INSTRUCTIONS:** The following are the formatting and minimum information requirements for the applicable exhibits and documents submitted as a part of all applications. Please check off the line indicating the information has been included and / or formatting requirements met and **submit this checklist with your application**. Mark the line *N/A* if the item is not applicable.

#### **EXHIBIT SETS (Copies of all project drawings stapled together as follows, except tentative maps)**

- X   1. All project maps and drawings collated together
- X   2. Sets stapled together along the left margin
- X   3. Each set folded to 8-1/2" x 11" (If there are too many sheets to staple and fold to 8 1/2" x 11" in a single set the plan sets may be broken into two to three subsets, each subset to be stapled, folded to 8 1/2" x 11", and labeled as "1 of \_\_\_", "2 of \_\_\_", etc. as appropriate, and the subsets rubber banded together into units.)
- X   4. Full sized and 11" x 17" reduced sets collated in the same order and including the same sheets
- X   5. All sheets in the 11" x 17" reduced sets clearly legible
- X   6. For the initial submittal and re-submittals, provide 2 sets of full size and 2 sets of 11" x 17" reduced size drawings (Additional copies to be provided when requested by the City for referral and final, pre-hearing submittals.)

#### **COLORED EXHIBITS (Full size drawings, colored)**

- X   1. Exhibits rolled not mounted
- X   2. Colors as close as possible to the true colors proposed to be used

#### **MATERIALS SAMPLE BOARD (Accurate samples of colors and materials for ALL finishes proposed) \* [Electronic PDF Submitted](#)**

- X\*   1. Maximum size not to exceed 8-1/2" x 14" (May be a series labeled with the project name and numbered "1 of \_\_\_", "2 of \_\_\_", etc.)
- X\*   2. Actual chips, samples, and swatches (preferred) or colors shown as close as possible to the true colors proposed to be used
- X\*   3. Manufacturer name and product name and identification number called out

#### **SITE PLAN (A plot plan drawn to scale showing the following)**

- X   1. Proposed and existing structures (including those to be relocated or removed)
- X   2. Square footage of structures and area of all parcels or pads
- X   3. Dimensions (i.e. property lines, driveways, structures)
- X   4. Natural features (Trees to stay and be removed, rock outcroppings, quarries, etc.)

- X 5. All property lines, including those on-site, those immediately off-site and those across any street.
- X 6. Circulation
- X 7. All existing and proposed public right-of-way improvements
- X 8. North arrow
- X 9. Vicinity map
- X 10. Reciprocal driveways, if appropriate
- X 11. Trash enclosures. (Auburn Placer Disposal to approve location and size.)
- X 12. Landscaped areas
- X 13. Prominent features including structures and natural features of surrounding properties
- X 14. All existing and proposed easements (i.e. open space, floodplain, scenic, proposed abandonments, etc., including name of person or group to own and maintain area)
- X 15. Location, size, and height of pole lights, signs, street lights, flag poles
- X 16. Scale (Scale shall be shown in printed text and with a bar scale).
- X 17. Project notes including Owner;  
Developer;  
Engineer/Architect;  
Service Providers;  
General Plan and Zoning;  
Assessors Parcel Number(s);  
Land Area;  
Building Area;  
Parking including calculations for parking requirements (The general parking lot design shall be consistent with City of Rocklin Improvement Standards, including size, dimensions, driveway widths, and required landscaping)

## **DISABLED ACCESS REQUIREMENTS FOR SITE PLANS**

- X 1. Accessible route of travel requirements (per Title 24):
  - At least one accessible route within the boundary of the site shall be provided from public transportation stops, public streets, or sidewalks
  - The accessible route of travel shall be the most practical direct route between the accessible entrance to the site and accessible building entrance and accessible site facilities
  - The accessible route of travel shall be provided to all entrances and exterior ground floor exits along normal paths of travel, as well as to the trash enclosure(s)
  - When more than one building or facility is located on a site, the accessible route of travel shall be provided between buildings and accessible facilities
  - The accessible route of travel shall be at least 48 inches wide and have a cross slope no greater than 1/4 inch per foot (1 inch vertical per 50 inches horizontal)
  - The accessible route of travel shall be provided in such a way that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own
  - Clearly delineate all accessible routes and accessible parking areas and include sufficient grade call outs to assure compliance with required slopes
- X 2. Accessible parking area requirements:

- Accommodate required number of handicap spaces
- One-quarter inch per foot slope in any direction, maximum
- Reasonable distance to entrance
- Equally dispersed throughout project for multiple buildings

Questions or clarification of the Disabled Access requirements should be addressed by the Building Department. Sites that require variation from the guidelines will be handled on a case by case basis.

## MM ~~PHASING PLAN~~ OVERALL CONCEPT PLAN

- X 1. A complete phasing plan including improvements to be completed at each phase.
- X 2. Interim dead-end streets more than 150' in length require a temporary turn-around.

## MM PRELIMINARY GRADING AND DRAINAGE PLANS

- X 1. Natural features, soils and geology studies as required by the City Engineer
- X 2. Natural and finished contours and spot elevations where appropriate
- X 3. Wetland and riparian delineation
- X 4. Existing or proposed drainage facilities including detention basins
- X 5. Standard utilities (i.e. storm drains, sewer, and water)
- X 6. Amount of cut and fill in cubic yards
- X 7. Identified archeological sites including mortar beds
- X 8. Typical street gradients in percentages
- X 9. Existing and proposed public right-of-way improvements
- X 10. Spot elevations immediately off-site
- X 11. 100 year flood plains
- X 12. Proposed retaining walls
- X 13. North arrow
- X 14. Scale (Scale shall be shown in printed text and with a bar scale)

## PRELIMINARY LANDSCAPING PLAN

- X 1. Planting schedule that includes quantities, botanical and common names of all plants used, symbols for all plants, minimum container size (specify 15 gallon size for trees and 5 gallon for shrubs), and the average height range for trees in the specified container size (based on the American Standards for Nursery Stock).
- X 2. Detailed planting plans are required for entrances to multifamily residential, commercial, and industrial projects
- X 3. Indicate use of granite in landscaping/freestanding signage, plants will not block signs
- X 4. Parking lot shading provided at 1 tree located every 5 spaces
- X 5. Provide calculations demonstrating that at least 20% of a non-residential site is in landscaping

X

6. Berming or masonry screening walls three feet high along rights-of-way where adjacent to proposed parking or driveway aisles. Provide line of sight cross sections from streets and parking areas including medians and entrances to assure traffic safety

- X 7. Year round color and screening
- X 8. Utility features such as manholes, pipes, and ditches are to be kept out of the landscape planter areas to the extent possible. In instances where such features are proposed in the landscape areas, they should be located in a way that minimizes impacts to anticipated tree locations or the establishment of trees, shrubs, and ground cover.
- X 9. Drought resistant plantings, use of appropriate plant materials, meets requirements of the Water Conservation in Landscaping Act
- X 10. Fencing, materials and location
- N/A 11. Indicate preserved oak trees and tree preservation techniques implemented
- X 12. Scale (Scale shall be shown in printed text and with a bar scale)

## **BUILDING ELEVATIONS**

- X 1. All four elevations of each proposed building labeled to include directional and other information to clarify orientation (i.e. North/Granite Drive Elevation). Designs should depict compatibility with neighboring structures and terrain
- X 2. Building height
- X 3. At least one elevation calling out colors and materials
- X 4. Location of mechanical equipment and screening (Cross sections and roof plan)
- X 5. Lighting specifications (manufacture name, fixture type and identification information, and proposed wattage). Submittal of cut sheets is encouraged
- X 6. Scale (Scale shall be shown in printed text and with a bar scale)
- N/A 7. For multi-building projects, provide a key plan on each sheet

## **FLOOR PLAN**

- X 1. Dimensions
- X 2. Square footage
- X 3. Intended uses
- X 4. Scale (Scale shall be shown in printed text and with a bar scale)

## **OAK TREE PRESERVATION PLAN**

- \_\_\_\_\_ 1. All existing oak trees located on site (Tree Survey)
- \_\_\_\_\_ 2. All trees labeled with corresponding number from arborist report
- \_\_\_\_\_ 3. Schedule of trees by number, type, size, condition, and removal information
- \_\_\_\_\_ 4. All trees to be removed should have an X through the center
- \_\_\_\_\_ 5. Spot elevation of tree at base
- \_\_\_\_\_ 6. Scale (Scale shall be shown in printed text and with a bar scale)

## **SIGN ELEVATION**

- X 1. Elevations of all signs (Freestanding and building-mounted)
- X 2. Location(s) of wall sign(s) on building(s)
- X 3. Sign height dimensioned
- X 4. Sign length dimensioned
- X 5. Call out all materials and colors
- X 6. Location of all freestanding signs on site plan
- X 7. Type of illumination specified
- X 8. Scale (scale shall be shown in printed text with a bar scale)

## **TENTATIVE PARCEL MAP**

- \_\_\_\_\_ 1. The scale of the tentative parcel map should be 1" = 50 feet unless otherwise permitted by the City Engineer
- \_\_\_\_\_ 2. All dimensions shown in feet and hundredths of a foot
- \_\_\_\_\_ 3. If more than three sheets are necessary to show the entire subdivision, an index map shall be included on one of the sheets
- \_\_\_\_\_ 4. Scale (Scale shall be shown on each sheet in both printed text and with a bar scale)
- \_\_\_\_\_ 6. North arrow on each sheet
- \_\_\_\_\_ 7. Title sheet shall be provided except where the size of the subdivision permits the information required to be included on the same sheet as the map of the subdivision.
- \_\_\_\_\_ 8. All existing property lines with dimensions
- \_\_\_\_\_ 9. All proposed property lines with dimensions
- \_\_\_\_\_ 10. Parcel area (Square footage and/or acreage) for each proposed parcel
- \_\_\_\_\_ 11. The adjacent public rights-of-way, with dimension(s) of the right of way
- \_\_\_\_\_ 12. All existing structures
- \_\_\_\_\_ 13. All oak trees and granite outcroppings
- \_\_\_\_\_ 14. Riparian boundary (as identified by a qualified biologist)
- \_\_\_\_\_ 15. 100 year floodplain boundaries
- \_\_\_\_\_ 16. All existing and proposed easements
- \_\_\_\_\_ 17. Archeological features
- \_\_\_\_\_ 18. Surrounding land uses, particularly locations of structures and driveways

## **TENTATIVE SUBDIVISION MAP**

- \_\_\_\_\_ 1. Project notes including  
Proposed subdivision name  
Service Providers;  
General Plan and Zoning;  
Assessors Parcel Number;  
Land Area;  
North Arrow;  
Existing Land Use;

## Proposed Land Use

- \_\_\_ 2. Names, addresses and telephone numbers of record owners and subdivider of the land.
- \_\_\_ 3. Name, address, and phone number of the persons, firm, or organization that prepared the map and the applicable registration or license number.
- \_\_\_ 4. A vicinity or key map of appropriate scale covering sufficient adjoining territory so as to clearly indicate the nearest street intersections, major access streets, property lines of other adjacent properties in the ownership of the subdivider, and other significant features which will have a bearing on the proposed subdivision and its location in relationship to surrounding areas.
- \_\_\_ 5. The scale of the map shall be at least one inch equals one hundred feet. The scale shall be shown as both printed text and with a bar scale on each page.
- \_\_\_ 6. No single sheet shall exceed 72 inches in length and 54 inches in width. The minimum sheet shall be 18 inches in width and 26 inches in width.
- \_\_\_ 7. Boundaries of the subdivision with sufficient information to locate the property
- \_\_\_ 8. The boundaries and dimensions of all lots, with all lots consecutively numbered.
- \_\_\_ 9. The minimum, maximum, and average lots sizes shall be stated.
- \_\_\_ 10. Name of all adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision
- \_\_\_ 11. Contour lines at intervals of not more than 2 feet, unless waived by the City Engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that may present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision.
- \_\_\_ 12. Lots exceeding a 25% slope shall be so noted.
- \_\_\_ 13. The location of all railroad rights of way and grade crossings
- \_\_\_ 14. Approximate location of all existing wells, abandoned wells and sumps, including septic systems or other underground systems
- \_\_\_ 15. The location of any active or abandoned quarries
- \_\_\_ 16. An indication of any physical restriction or condition in the subdivision which affects the use of the property
- \_\_\_ 17. All structures, including fences and signs, within the subdivision, dimensioned and distanced to the other structures and to existing and proposed street and lot lines, present and future use of all structures to be noted
- \_\_\_ 18. The locations, widths, and purposes of all existing and proposed easements for utilities, drainage, and other public purposes, whether private or public, shown by dashed lines, within and adjacent to the subdivision, including proposed building setback lines
- \_\_\_ 19. The location of all potentially dangerous areas, including geologically hazardous areas, and areas subject to inundation or flood hazard adjacent to the property involved and the proposed method of providing storm water drainage and erosion control.
- \_\_\_ 20. The location of all ponds, reservoirs, streams and tributaries and their respective floodplains
- \_\_\_ 21. The location and general description of any trees with a diameter of 6 inches or greater with notations as to their retention or destruction. Where groves of trees exist, the perimeter of the canopy shall be shown symbolically on the map.
- \_\_\_ 22. The location of any significant natural features and/or possible historical or archeological site or remains, including but not limited to, natural springs, caves, Indian grinding rocks,

petroglyphs, burial sites, historical buildings and/or their ruins, and significant rock outcroppings

- \_\_\_\_\_ 23. The boundaries and dimensions of all lots, a number assigned to each lot, and the total number of lots.
- \_\_\_\_\_ 24. The location, width, and existing/proposed names or designations of all existing or proposed streets, alleys, pedestrian ways and other rights of ways, including but not limited to bikeways, paths, etc. whether public or private. Any change in existing street names shall be specifically requested in writing
- \_\_\_\_\_ 25. Any modification being requested in accordance with the provisions of Rocklin Municipal Code 16.36 which is shown on the tentative map shall be clearly labeled and identified as to nature and purpose
- \_\_\_\_\_ 26. The location of all natural and man-made improvements to all properties surrounding the subdivision, including but not limited to off-site natural contours, finished grades, buildings, existing road improvements, and property lines. Cross sections are encouraged or may be required to illustrate elevation differences between the project and existing adjacent development.



185 South State Street, Suite 800  
Salt Lake City, Utah 84111  
801.699.5750 / Maverik.com

June 9, 2020

City of Rocklin  
Planning Division  
3970 Rocklin Road  
Rocklin, CA 95677

**RE: Design Review and Minor Use Permit request for a convenience store with fuel sales at the westerly corner of Sunset Blvd. & Lonetree Blvd.**

Maverik, Inc., respectfully submits this narrative for a proposed convenience store with fuel sales at the westerly corner of Sunset Blvd. & Lonetree Blvd.

**Existing Conditions**

The Maverik store and fuel dispenser island will be constructed on a proposed 1.94 acre parcel of a vacant overall 5.14 acre parcel (APN's 017-283-011, 013, 014). The property is surrounded by an existing office development to the north, an existing office development to the east, a partially developed retail site to the south and a vacant parcel to the west.

**Existing Zoning**

The entire 5.14 acre parcel is zoned PD-BP/C with a General Plan Designation of Retail Commercial.

**Project Description**

The proposed convenience store is approximately 5,637 square feet with seven (7) fuel dispensers and canopy in front of the store. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.



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## **Operations**

Maverik, Inc. owns and operates over 369 stores in eleven (11) different states and plans to continue a favorable growth pattern in the future. Maverik employs over 5,300 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, 401(k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management, and customer service.

The store's interior is finished with wood tile floors and muraled walls that emphasize that Maverik is "Adventure's First Stop". This includes murals of local scenes or parks to fit the local character of each location. The store is designed to facilitate an on-site bakery as well as Build-To-Order sandwich bar, burritos, tacos, pizza, salads and other fresh food offerings. Maverik prides itself on cleanliness and we strive to keep our stores safe, clean, and well kept.



## **Store Exteriors**

The building elevations, building materials and floor plan depict the architectural style and themes of the Maverik brand and incorporate the University District Vision, Archetype, Architectural Features, Styles and Signage. HVAC equipment will be situated on the store roof and screened from view by a parapet wall and is consistent with code requirements for screening roof mounted mechanical equipment and blending in with the surrounding community. The fuel canopy includes the same architectural elements and materials so that our design is consistent from the time you arrive to fill your tank and when you enter our store.



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### **Traffic Access and Parking**

The site proposes the following accesses:

- Right in/Right out access is proposed on Sunset Boulevard
- Right in/Right out access is proposed mid-parcel on Lonetree Boulevard
- Full access is proposed at the west end of the parcel on Lonetree Boulevard

Adequate on-site parking with ADA parking is located to the north, east and south sides of the proposed Maverik store. Additional parking and access are included in the remaining parcel concept plan. Bike parking is available near the store entrance and there are clear and safe paths for pedestrians made from the entrance to the public sidewalk as well as connections to adjacent lots.

### **Landscaping and Outdoor Seating:**

Landscaping will be provided along Sunset Boulevard and Lonetree Boulevard. Landscaping will include areas for water quality detention. Additional landscaping is proposed when the remaining parcel is developed.

Outdoor seating is incorporated into the site design, surrounded by landscaping, and is adjacent to the store's southern entrance. We always provide outdoor seating at our stores so customers can enjoy our fresh food and beverages outside of their car.

### **Utilities**

Water, sewer and storm water utilities are existing at the site and will not have any negative impacts to the city's infrastructure.

### **Signage**

The proposed sign plan complies with City and University District Overlay Code and is designed for visibility and minimum impact to the existing adjacent uses.

- One 15 ft. high free-standing sign on Sunset Boulevard
- One 6 ft. high monument sign on Lonetree Boulevard, near Sunset Boulevard
- Additional signage is located on the dispenser canopy, as well as the store front and side entries.



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### **Alcohol Sales**

Packaged alcohol sales of packaged beer and wine is proposed and will comply with all licensing requirements.

### **Safety**

Safety is of the utmost importance to Maverik. Our stores incorporate safety and crime prevention into the very design of the building and site.

Our store fronts have large windows along the face of the building, where the register clerk can see out the window and monitor activity at the gas pumps. Our stores are well-lit with clear entrances in a way that the photometrics plan faces the building and canopy and is never directed so we do not disturb surrounding properties. Making the store visible and transparent is known to deter criminal activity.

Maverik installs as many as 24 security cameras surrounding the perimeter of the building as well as inside. We have a strong partnership with our local police force and have assisted in over 150 non- Maverik related incidents including fraud, stolen property, and vehicle accidents. Due to our safety policies and procedures, we were awarded a Workplace Safety award by WCF Insurance in 2017.

The proposed Maverik convenience store and fueling development is an appropriate use for its location. Granting of the requested Design Review, Minor Use Permit and is essential to the preservation and promotion of public health, safety and general welfare of the city and residents. The Maverik development will not be detrimental to other similar uses in the area due to its location and development standards, but an asset to the city and community that we aim to serve.

Please contact me at (801) 699-5750 if you have any questions regarding this application.

Regards,  
Maverik, Inc.

Christie Hutchings  
Senior Planning Project Manager  
Christie.Hutchings@Maverik.com