



## New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

### **Application Received:**

September 20, 2018

### **Project Name and Requested Approvals:**

NIELLO JAGUAR LAND ROVER

- DESIGN REVIEW, DR2018-0011

### **Staff Description of Project:**

This application is a request for Design Review approval for a remodel/addition of the existing Land Rover dealership into a dual-brand Jaguar/Land Rover dealership. The project includes exterior and interior improvements to the existing 12,925 square foot building, a new addition of 13,935 square feet, and related site work. The completed remodel/addition would be 25,344 square feet on the approximately 2-acre site.

### **Location:**

The subject site is located at 4545 Granite Drive. APN: 045-080-038

### **Existing Land Use Designations:**

The property is zoned Planned Development Commercial (PD-C).

The General Plan designation is Retail Commercial (RC).

This project      **does** / XX **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

### **Compliance with the California Environmental Quality Act:**

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

### **Applicant & Property Owner:**

The owner and applicant is the Niello Company.

### **Attached Information:**

For additional detail please see the attached information from the project application form and the submitted application exhibits.



# 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:** Niello Jaguar Land Rover

**LOCATION:** 4545 Granite Drive

**ASSESSOR'S PARCEL NUMBERS:** APN No. 045-080-038

**DATE OF APPLICATION (STAFF):** 9/20/18 **RECEIVED BY (STAFF INITIALS):** JH/GS

**FILE NUMBERS (STAFF):** DR2018-0011 **FEES:** \$ 4,758.00

**RECEIPT No.:** R28259

### 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:** Not required per Bret Finning (see attached email)

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)<br>Fee: \$11,434 (< 100 Acres)<br>\$ 2,565 (each add'l 100 Acres)                | <input type="checkbox"/> Tentative Subdivision Map (SD)<br>Fee: \$17,715 (1 <sup>st</sup> 50 lots)<br>\$2,188 (each add'l 50 lots)<br>\$10,337 Modification | <input type="checkbox"/> Use Permit (U)<br><input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888<br><input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496<br><input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)<br>Fee: \$9,846 < 20 acres<br>\$10,850 > 20 acres                               | <input type="checkbox"/> Tentative Parcel Map (DL)<br>Fee: \$9,888  | <input type="checkbox"/> Variance (V)<br>Fee: \$5,036  |
| <input type="checkbox"/> General Development Plan (PDG)<br>Fee: \$13,475   | <input type="checkbox"/> Design Review (DR)<br>Commercial Fee: \$9,888<br>Residential Fee: \$6,097<br>Signs Fee: \$4,233                                    | <input type="checkbox"/> Oak Tree Preservation Plan Permit<br>Planning Commission Fee: \$ 915<br>City Council Fee: \$1,232   |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: \$15,845<br>\$2,142 (each add'l 50 lots or 100 acres) |   | <input checked="" type="checkbox"/> Modification to Approved Projects<br>Fee: \$3,481<br><u>DR-2000-13 &amp; DR-2000-13A</u><br>File Number  |

### **Environmental Requirements: (STAFF)**

- |  |  |
|--|--|
| <input checked="" 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>RC</u>	Acres: <u>2.0</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>RC</u>	Square Feet: <u>87,120 SF</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
<b>Zoning:</b>	Dimensions: _____	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-C</u>	No. of Units: _____	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-C</u>	Building Size: <u>25,344 SF</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: _____	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: _____	<input checked="" type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: _____		

**PROJECT REQUEST:** \_\_\_\_\_

Request for Design Review approval for remodel/addition of existing Land Rover dealership into dual-brand Jaguar/Land Rover dealership. Project includes exterior and interior improvements to existing 12,925sf building, new addition, and related sitework. The existing site is 2.0 acres, and the completed remodel/addition will be 25,344sf.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*(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: Niello Investments I, LP

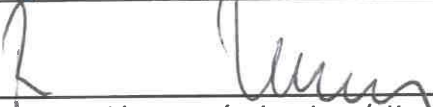
ADDRESS: 1481 River Park Drive

CITY: Sacramento STATE: CA ZIP: 95815

PHONE NUMBER: 916.643.7300

EMAIL ADDRESS: \_\_\_\_\_

FAX NUMBER: 916.678.3211

SIGNATURE OF OWNER 

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)  
RICHARD L. NIELLO, JR., MEMBER PROPERTIES, LLC, GP OF NIELLO INVESTMENTS, I, LP.

NAME OF APPLICANT  
(If different than owner): murakami/Nelson Architectural Corp.

CONTACT: Kevin Chang

ADDRESS: 100 Filbert Street

CITY: Oakland STATE: CA ZIP: 94607

PHONE NUMBER: (510) 444-7959 x209

EMAIL ADDRESS: kchang@murakaminelson.com

FAX NUMBER: (510) 893-5244

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:	Niello Jaguar Land Rover
Location:	4545 Granite Drive Rocklin, CA 95677
Assessors Parcel Number(s):	APN No. 045-080-038
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 ( <input 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 type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application	
<input type="checkbox"/> Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.	
<input type="checkbox"/> Sign any and all papers in my stead, with the exception of the application form.	
The duration and validity of this authorization shall be:	
<input type="checkbox"/> Unrestricted <input type="checkbox"/> Valid until:	
Owners Authorization Signature & Date:	
Owners Name (Please Print):	
Owners Address (Including City, State, and Zip Code):	
Phone Number:	
Email Address:	



# 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)** 4545 Granite Drive Rocklin, CA 95677

**ASSESSORS PARCEL #** APN No. 045-080-038

**NAME OF PROJECT** Niello Jaguar Land Rover

**CONTACT/APPLICANT** Kevin Chang / murakami/Nelson Architectural Corp.

**ADDRESS** 1481 River Park Drive Sacramento, CA 95815

**PHONE** (510) 444-7959 x209 **EMAIL** kchang@murakaminelson.com

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

Request for Design Review approval for remodel/addition of existing Land Rover dealership into dual-brand Jaguar/Land Rover dealership. Project includes exterior and interior improvements to existing 12,925sf building, new addition, and related sitework. The existing site is 2.0 acres, and the completed remodel/addition will be 25,344sf.

Property size:	<u>87,120 SF</u>	<u>2.0</u>
	Square Feet	Acres
Land Use:	<u>PD-C</u>	<u>PD-C</u>
	Existing	Proposed

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

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

**OTHER REQUIRED PERMITS OR APPROVALS:**

<u>Permit or Approval</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: Auto dealership for the last 10 years

**SITE CHARACTERISTICS**

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?  
Existing landscaping per Planting Plan (sheet 3 of Design Review Set)  
\_\_\_\_\_  
\_\_\_\_\_

2. What are the surrounding land uses?  
East Interstate 80 West C-2/PD-R North PD-C South PD-C  
\_\_\_\_\_

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 500 CY  
b. Deposited on the site 250 CY  
c. Removed from the site 0  
Disposal site \_\_\_\_\_

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. Proposed project includes building addition; existing site drainage to be modified per Grading Plan (sheet 2 of Design Review Set)  
\_\_\_\_\_  
\_\_\_\_\_

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? Refer to Planting Plan (sheet 3 of Design Review Set)  
 Are any to be removed or transplanted? Yes  
 State the location of transplant site: \_\_\_\_\_  
 State the number & species to be removed: Tree #347 Interior Live Oak
13. Will the project affect the habitat of any endangered, threatened, or other special status species?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
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?  
Construction equipment  
 \_\_\_\_\_  
 During permanent operation? No  
 \_\_\_\_\_
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.  
None  
 \_\_\_\_\_
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: No  
 \_\_\_\_\_
18. Will the project create any new light source, other than street lighting? If yes, describe below:  
No  
 \_\_\_\_\_
19. Is this property covered by a Williamson Act contract? No  
 \_\_\_\_\_
20. Has this property ever been used for agricultural purposes? No If so, for what purpose and when? \_\_\_\_\_  
 \_\_\_\_\_
21. Does the project involve the use of routine transport or disposal of hazardous materials?  
No  
 \_\_\_\_\_
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? No  
 \_\_\_\_\_
23. How close is the nearest school? Rocklin Elementary School (0.9 miles)  
 \_\_\_\_\_

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

Size of new structure(s) or addition in gross square feet: 25,344 SF  
 Building height measured from ground to highest point in feet: 26'-4" (new)  
 Number of floors/stories: Two  
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: 26'-4" (new)  
 Project site coverage: Building 22,440 SF sq.ft. 25.7% %  
 Landscaping 18,679 SF sq.ft. 21.4% %  
 Paving 46,001 SF sq.ft. 52.9% %  
 Exterior building materials: ACM Panels, Corrugated Metal Siding, CMU  
 Exterior building colors: Silver Metallic, Dark Grey Metallic  
 Wall and/or fencing material: Wrought Iron, Chainlink  
 Total number of off-street parking spaces required: \_\_\_\_\_ Provided: \_\_\_\_\_  
 Total number of bicycle parking spaces: \_\_\_\_\_

25. Is there any exposed mechanical equipment associated with the project? Yes  
 Location and screening method Parapet (existing/new)

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): Auto Dealership with Service Repair Garage  
 Oriented to: Regional x City \_\_\_\_\_ Neighborhood \_\_\_\_\_  
 Hours of operation: 8:30am - 8:00pm  
 Total occupancy/Building capacity: 171 occupants  
 Gross floor area: 25,344 SF Number of fixed seats: \_\_\_\_\_  
 Number of employees (total): \_\_\_\_\_ Employees per shift: \_\_\_\_\_ Number of Shifts \_\_\_\_\_  
 Number of visitors/customers on site at busiest time (best estimate): \_\_\_\_\_  
 Other occupants (specify): \_\_\_\_\_

ALL PROJECTS

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

29. Will the proposed use involve any toxic or hazardous material? No  
 Is the project site within 2,000 feet of an identified hazardous/toxic site? No  
 Is the project site within 2,000 feet of a school or hospital? No  
 If the project involves any hazardous material, explain: \_\_\_\_\_  
 \_\_\_\_\_
30. How many new residents is the project estimated to generate? N/A
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? \_\_\_\_\_
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? 0.4 miles (Sierra Meadows Park)
35. What school districts will be affected by this project? Rocklin Unified School District
36. Describe energy-efficient features included in the project. This project will include energy efficiency that complies with current California Green Building Code for non-residential building.
37. Describe how the following services or utilities will be provided: Existing utilities to remain.  
 Power and Natural Gas \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Water \_\_\_\_\_  
 Sewer \_\_\_\_\_  
 Storm Drainage \_\_\_\_\_  
 Solid Waste \_\_\_\_\_
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? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# NIELLO JAGUAR LAND ROVER

4545 GRANITE DRIVE  
ROCKLIN, CALIFORNIA

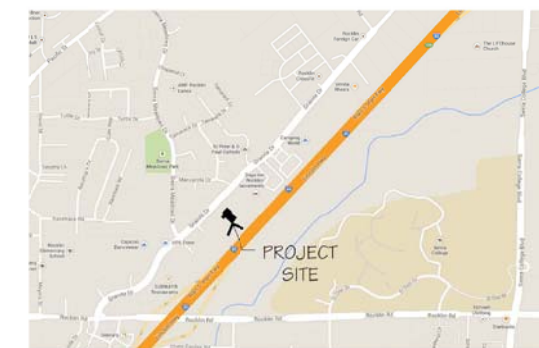


DESIGN REVIEW SET  
SEPTEMBER 18, 2018

## SHEET LIST

- 1 TITLE SHEET
- 2 PRELIMINARY GRADING PLAN
- 3 PRELIMINARY LANDSCAPE PLAN
- 4 EXISTING SITE PLAN
- 5 PROPOSED SITE PLAN
- 6 COLORED ELEVATIONS
- 7 COLORED RENDERING
- 8 SITE SIGNAGE DETAILS
- 9 FLOOR PLAN (For Reference)

## LOCATION MAP



<u>PROJECT ADDRESS:</u>	NIELLO JAGUAR LAND ROVER 4545 GRANITE DRIVE ROCKLIN, CA 95677
<u>ASSESSOR'S PARCEL NO:</u>	APN: 045-083-030-000
<u>ZONING:</u>	PD-C (PLANNED DEVELOPMENT COMMERCIAL)
<u>SITE ACREAGE:</u>	07,00 SF / 20 ACRES

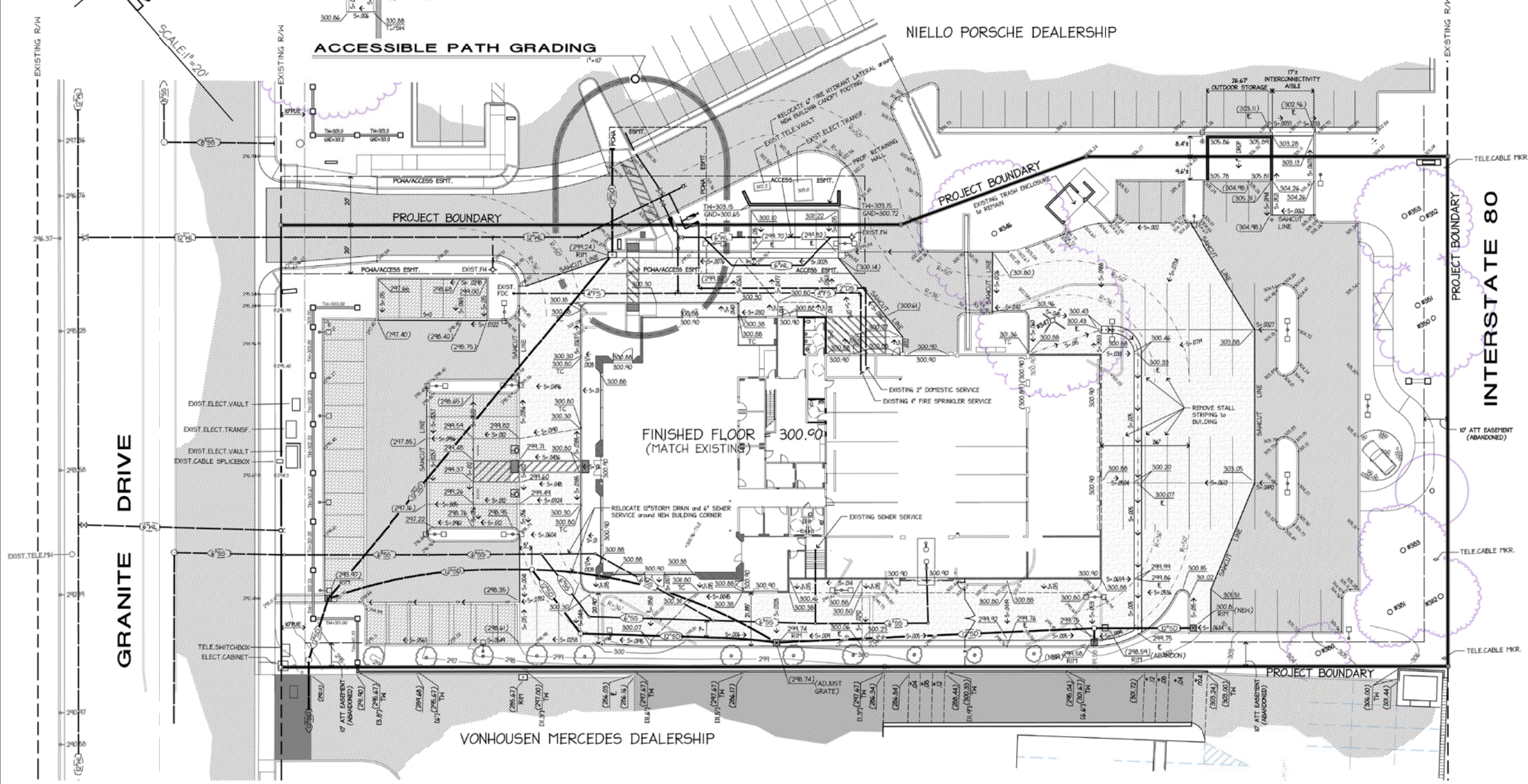
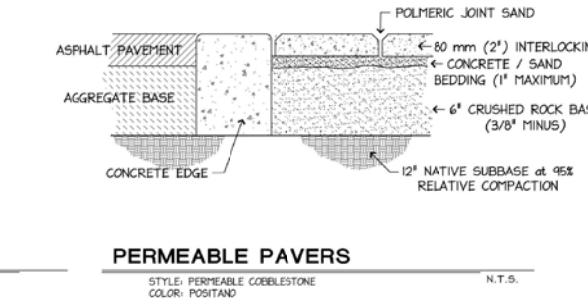
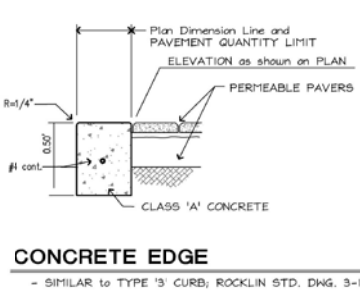
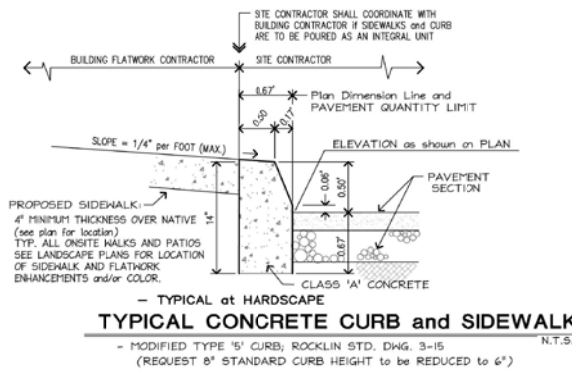
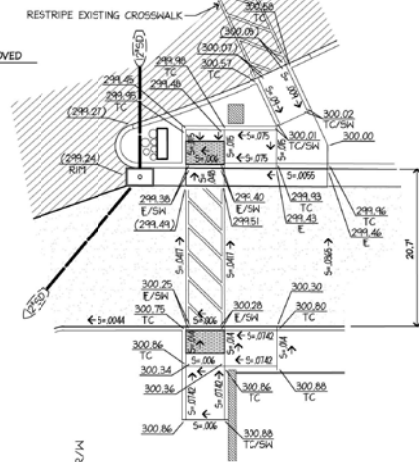




**TREE SCHEDULE** X- TREE TO BE REMOVED

Arboret Report prepared by: AUSTIN B. CARROLL & SON, INC.

- #346 Quercus douglasii (Blue Oak)
- #347 Quercus wislizeni (Interior Live Oak)
- #350 Quercus douglasii (Blue Oak)
- #351 Quercus douglasii (Blue Oak)
- #352 Quercus wislizeni (Interior Live Oak)
- #353 Quercus wislizeni (Interior Live Oak)
- #390 Quercus douglasii (Blue Oak)
- #391 Quercus douglasii (Blue Oak)
- #392 Quercus douglasii (Blue Oak)
- #393 Quercus wislizeni (Interior Live Oak)



dwg. no.  
J-007B

NIELLO JAGUAR LAND ROVER - 4545 GRANITE DRIVE  
 Modification of DR-2000-19 and DR-2000-18A  
**PRELIMINARY GRADING PLAN**  
 City of Rocklin, California

scale  
H: 1"=20'

date  
SEPT. 2018



designed: WGS  
 drawn: WGS  
 checked: WGS  
 approved: RCE 23429  
 datum: U.S.G.S.

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of

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LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629 contact: BILL MITCHELL ldseng@pacbell.net





**TREE LIST & LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	QUANTITY	MATURE SIZE (HT. X WD.)
	CHLORIS LINARIS	TIMELISS BEAUTY/DESERT WILLOW	15 GALLON	4	25' x 20'
	OLEA EUROPEA	SIWAN HILL/FRUITLESS OLIVE	15 GALLON	2	25' x 25'
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GALLON	1	35' x 40'

PROPOSED SHRUB & GROUNDCOVER AREA  
 AGROSTIS FALLENSIS/NATIVE BENTGRASS (MOWED 800)  
 EXISTING TURF AREA TO REMAIN  
 1/4" STEEL EDGING  
 EXISTING GRANITE BOULDERS TO REMAIN

**DETAIL PLANT PALETTE**

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	MATURE SIZE (HT. X WD.)
<b>SHRUBS &amp; ORNAMENTAL GRASSES:</b>				
BUX	b	BUXUS M. J. 'GREEN BEAUTY'/JAPANESE BOXWOOD (NOT SHOWN)	5 GALLON	2' x 2' (HEDGED)
CHT	Ch	CHONDROPITALIUM TECTORUM/MOWY, CAPE RUSH	5 GALLON	3' x 5'
MST	Mst	MISCANTHUS TRANSMORRISONENSIS/EVERGREEN MISCANTHUS	5 GALLON	3' x 6'
MUH	M	MUHLENBERGIA RIGENS/GOER GRASS	5 GALLON	3' x 6'
PEM	P	PENISETUM M. 'RED BUNNY TAILS'/FV, FOUNTAIN GRASS	1 GALLON	2' x 2'
<b>PERENNIALS &amp; GROUNDCOVERS:</b>				
ACD	Ac	ACACIA REEDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	2' x 12'
APA	Ap	AGROSTIS FALLENSIS/NATIVE BENTGRASS (MOWED)	500	3' x 2'
ARE	Ar	ARCTOSTAPHYLOS X. 'EMERALD CARPET'/DW, MANZANITA	1 GALLON	2' x 6'
BAP	Ba	BACCHARIS PILLULARIS 'PIGEON POINT/DW', COYOTE BRUSH	1 GALLON	2' x 8'
BUL	Bu	BULBINE FRUTESCENS 'YELLOW/CAPE BALSAM	1 GALLON	1' x 2'
CTL	Ct	COTONEASTER D. 'LOW/FAST'/PROSTRATE COTONEASTER	1 GALLON	1' x 8'
DID	Di	DIETES BICOLOR	1 GALLON	3' x 5'
HSP	Hs	HESPERALOE X. 'DRAKE LIGHTS'/HYBRID RED 'LUCCA	2 GALLON	1' x 2'
TUV	Tu	TULBAGHA/VIOLEACEA/SOCIETY GARLIC	1 GALLON	1' x 2'

**DESIGN CONCEPT & NOTES:**

- PREDOMINATELY LOW WATER USE (AS DESIGNATED BY WUCOLS IV) SHRUBS, PERENNIALS & GROUNDCOVERS WILL BE UTILIZED (3' MAX. HEIGHT EXCEPT WHERE USED FOR SCREENING).
- GENERAL GRANITE DRIVE FRONTAGE AREAS WILL INCLUDE MODERATE WATER USE PLANTS.
- EXISTING PLANTS WILL BE RETAINED WHERE POSSIBLE EXCEPT ALONG GRANITE DRIVE AND THE PROJECT ENTRY.
- EXISTING IRRIGATION MAY BE RETAINED IN UNMODIFIED PLANTER AREAS.
- NEW IRRIGATION WILL BE PROVIDED (AS NEEDED) USING A LONG-TERM (20 YEAR +) DRIP GRID SYSTEM WITH A PROJECTED EFFICIENCY RATE OF 80%.
- TOP DRESSING WILL BE PROVIDED TO A 3" MINIMUM DEPTH.

**LANDSCAPE AREA:**

TOTAL PROJECT AREA:	92,489 S.F.
LANDSCAPE AREA REQUIRED (20%):	18,498 S.F.
LANDSCAPE AREA PROVIDED (20.1%):	18,679 S.F.





PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

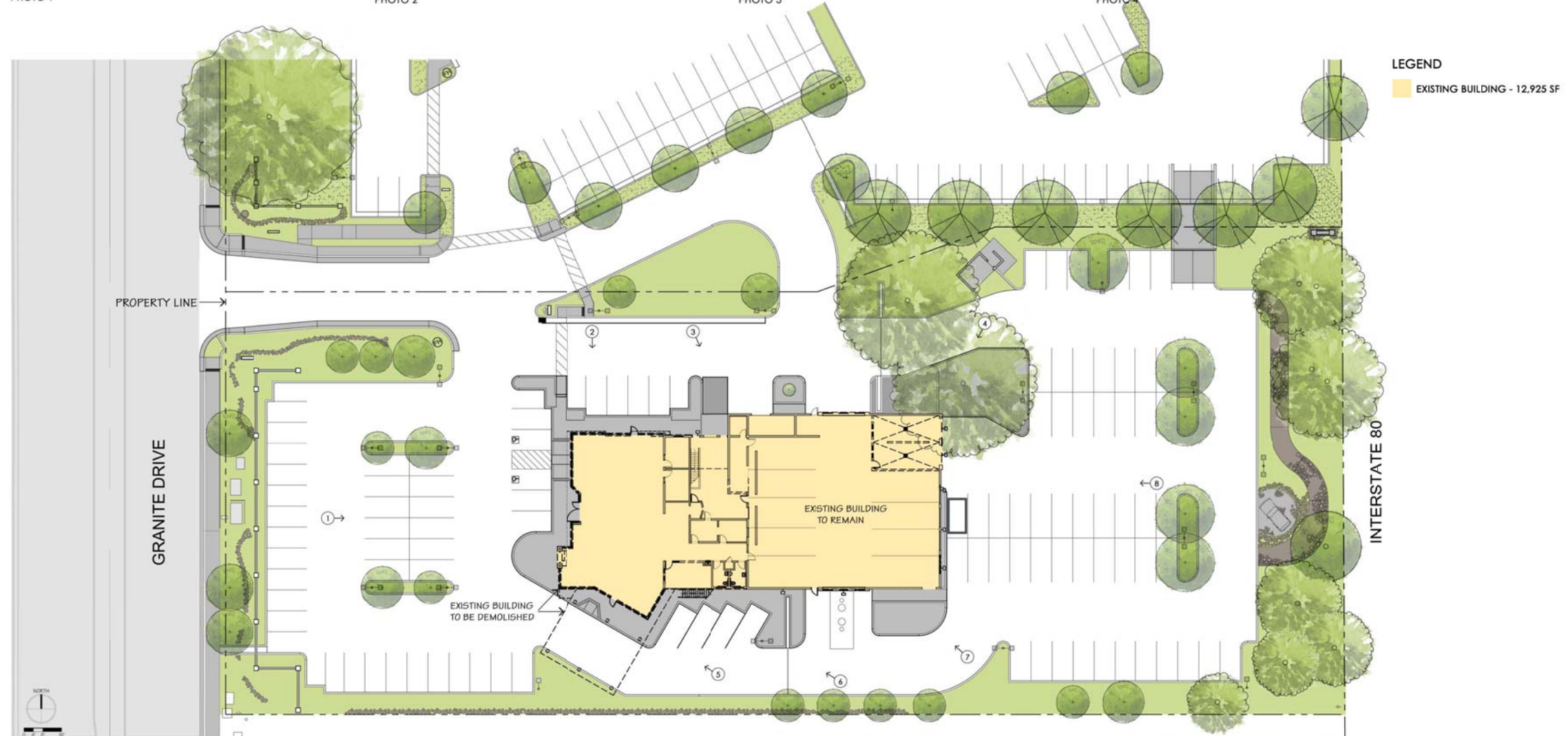


PHOTO 5



PHOTO 6



PHOTO 7

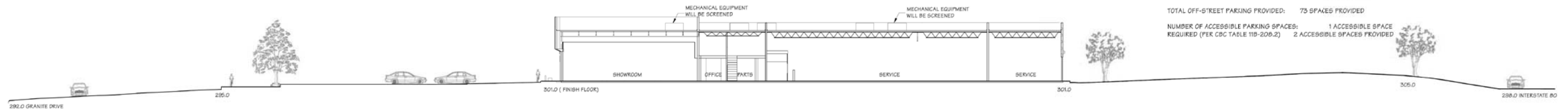


PHOTO 8



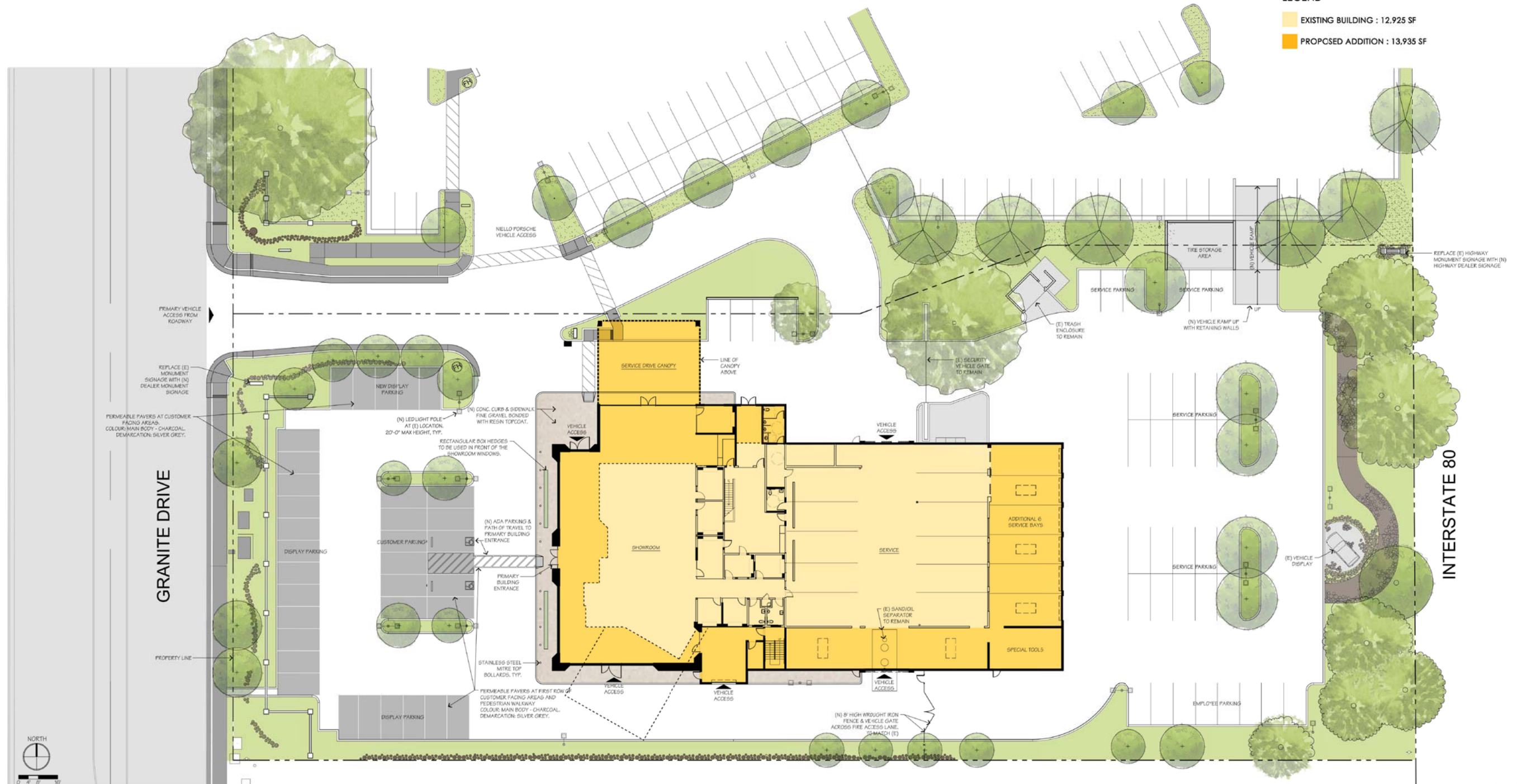
**PARKING SUMMARY:**

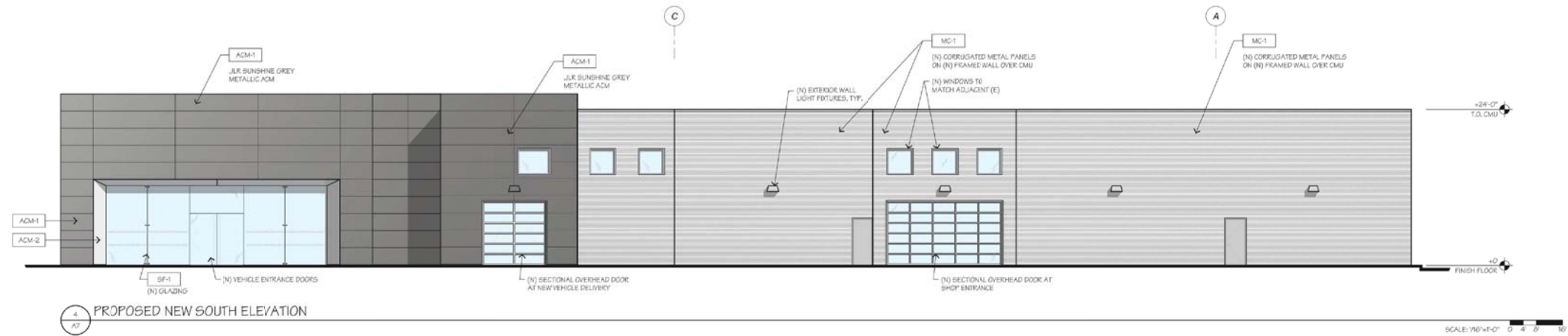
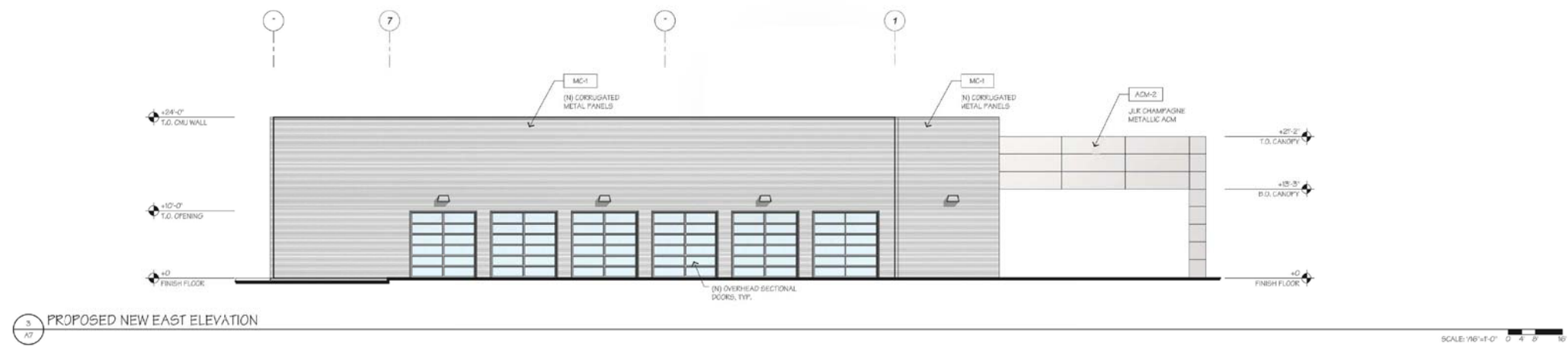
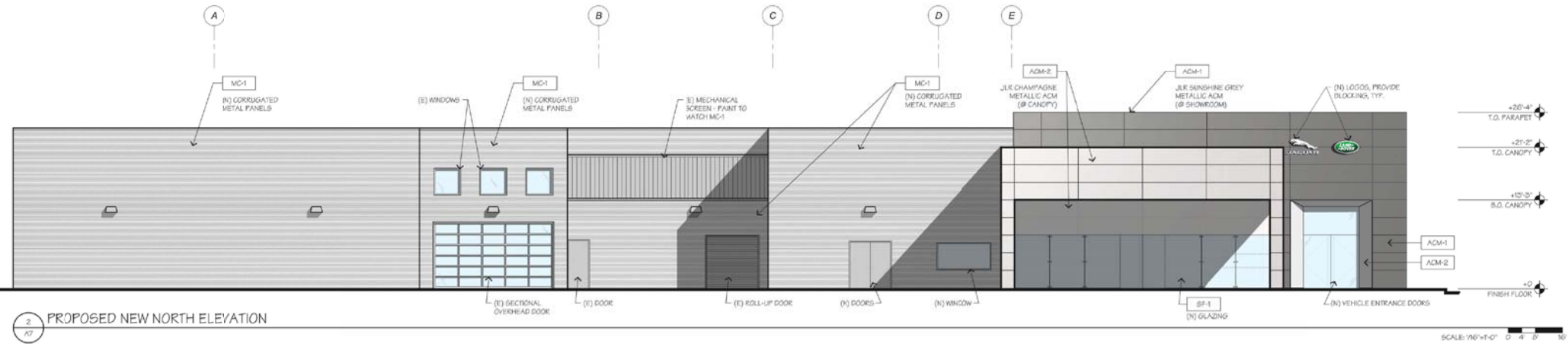
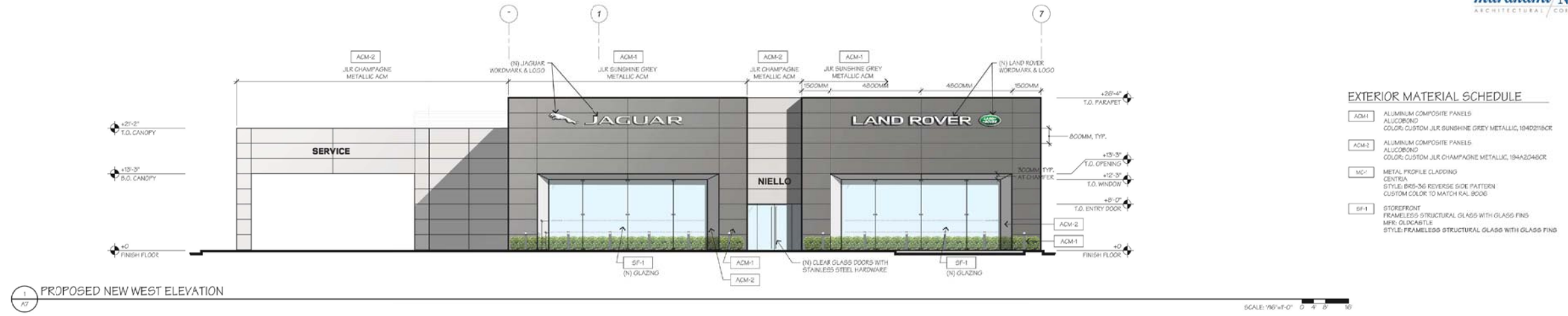
<b>1. OUTDOOR / INDOOR DISPLAY AREA:</b>	
INDOOR DISPLAY AREA:	2,276 SF
OUTDOOR DISPLAY AREA:	3,316 SF
<b>TOTAL:</b>	<b>5,594 SF / 1000 = 6 SPACES REQUIRED</b>
<b>2. SERVICE AREA:</b>	
INTERIOR SERVICE AREA:	2,580 SF / 400 = 6 SPACES REQUIRED
INTERIOR SERVICE BAYS:	19 BAYS / 1 SPACE PER BAY = 19 SPACES REQUIRED
<b>3. COMPANY VEHICLES:</b>	
1 SPACE FOR EACH COMPANY VEHICLE:	= 8 SPACES REQUIRED
<b>TOTAL OFF-STREET PARKING REQUIRED:</b>	<b>39 SPACES REQUIRED</b>
<b>TOTAL OFF-STREET PARKING PROVIDED:</b>	<b>73 SPACES PROVIDED</b>
<b>NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED (PER CBC TABLE 11B-209.2)</b>	<b>1 ACCESSIBLE SPACE REQUIRED</b>
	<b>2 ACCESSIBLE SPACES PROVIDED</b>



**LEGEND**

- EXISTING BUILDING : 12,925 SF
- PROPOSED ADDITION : 13,935 SF









# NIELLO JAGUAR LAND ROVER

4545 GRANITE DRIVE  
ROCKLIN, CALIFORNIA



**NOTES:**  
1. ALL ELEMENTS INDIVIDUALLY ILLUMINATED WITH L.E.D.'S AND MOUNTED ON STAND-OFF FIXINGS TO GIVE HALO ILLUMINATION.

**2 SIDE ELEVATION SIGNS**  
SCALE: 1/2" = 1'-0"



**NOTES:**  
4. WORDMARKS FOR BOTH JAGUAR AND LAND ROVER ARE BARRELLED ON THE HORIZONTAL AXIS MOULDED FROM APPROVED 3D FILES  
5. ALL ELEMENTS INDIVIDUALLY ILLUMINATED WITH L.E.D.'S AND MOUNTED ON STAND-OFF FIXINGS TO GIVE HALO ILLUMINATION.

**7 JAGUAR FACADE SIGN**  
SCALE: 1/2" = 1'-0"



**NOTES:**  
1. WORDMARKS FOR BOTH JAGUAR AND LAND ROVER ARE BARRELLED ON THE HORIZONTAL AXIS MOULDED FROM APPROVED 3D FILES  
2. ALL ELEMENTS INDIVIDUALLY ILLUMINATED WITH L.E.D.'S AND MOUNTED ON STAND-OFF FIXINGS TO GIVE HALO ILLUMINATION.

**8 LAND ROVER FACADE SIGN**  
SCALE: 1/2" = 1'-0"



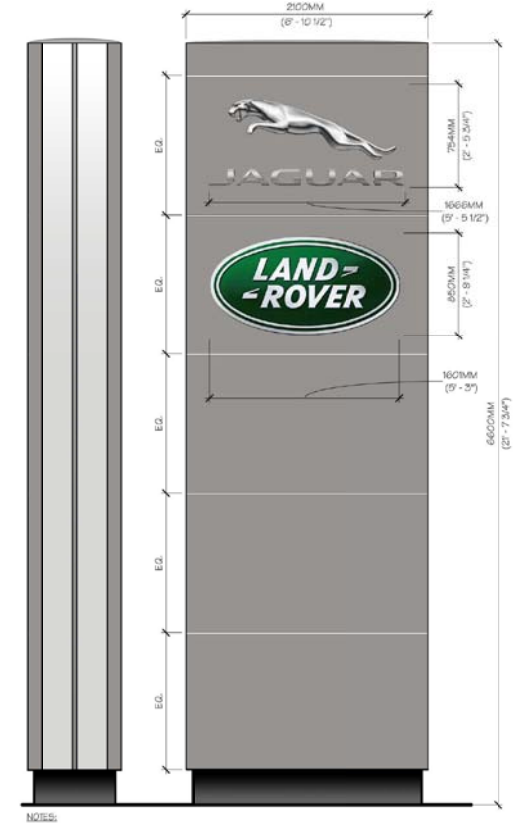
**NOTES:**  
1. THE SIGN IS IN ARIAL BOLD FONT, ALL CAPITAL LETTERS, LED EDGE AND HALO ILLUMINATED WHITE OPAQUE ACRYLIC WITH GLOSS BLACK ACRYLIC FACES.

**5 RETAILER SIGN NAME**  
N.T.S.



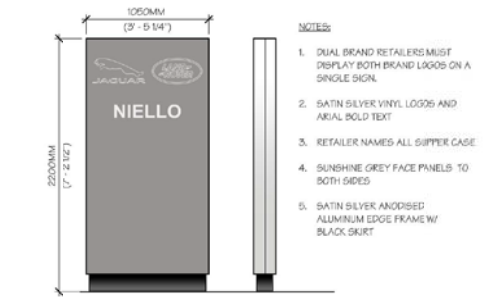
**NOTES:**  
1. THE SIGN IS IN ARIAL BOLD FONT, ALL CAPITAL LETTERS, L.E.D. EDGE AND HALO ILLUMINATED WHITE OPAQUE RETURNS WITH GLOSS BLACK ACRYLIC FACES THE SAME AS THE RETAILER SIGN NAME.

**4 SERVICE FACADE SIGN**  
N.T.S.



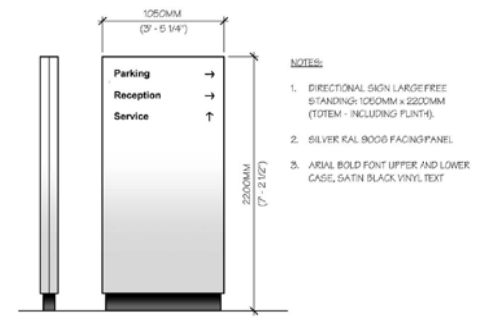
**NOTES:**  
1. ALL PYLONS HAVE 3MM THICK ALUMINUM COMPOSITE PANELS FINISHED SUNSHINE GREY WITH SATIN SILVER ANODISED ALUMINUM EDGING, TEM AND A BLACK SKIRT.  
2. BRAND LOGOS ARE DISPLAYED ON BOTH SIDES OF THE PYLON, PYLON MUST BE ILLUMINATED.

**3 DUAL BRAND PYLON SIGN**  
SCALE: 1/2" = 1'-0"



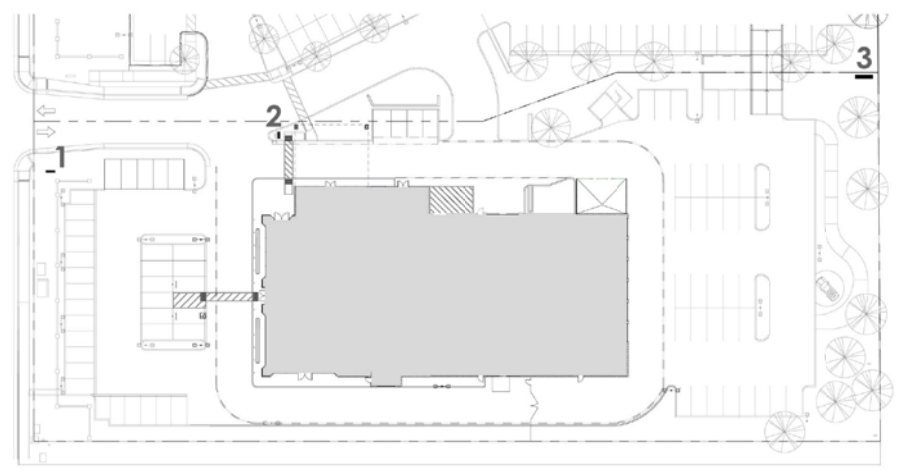
**NOTES:**  
1. DUAL BRAND RETAILERS MUST DISPLAY BOTH BRAND LOGOS ON A SINGLE SIGN.  
2. SATIN SILVER VINYL LOGOS AND ARIAL BOLD TEXT.  
3. RETAILER NAMES ALL UPPER CASE.  
4. SUNSHINE GREY FACE PANELS TO BOTH SIDES.  
5. SATIN SILVER ANODISED ALUMINUM EDGE FRAME W/ BLACK SKIRT.

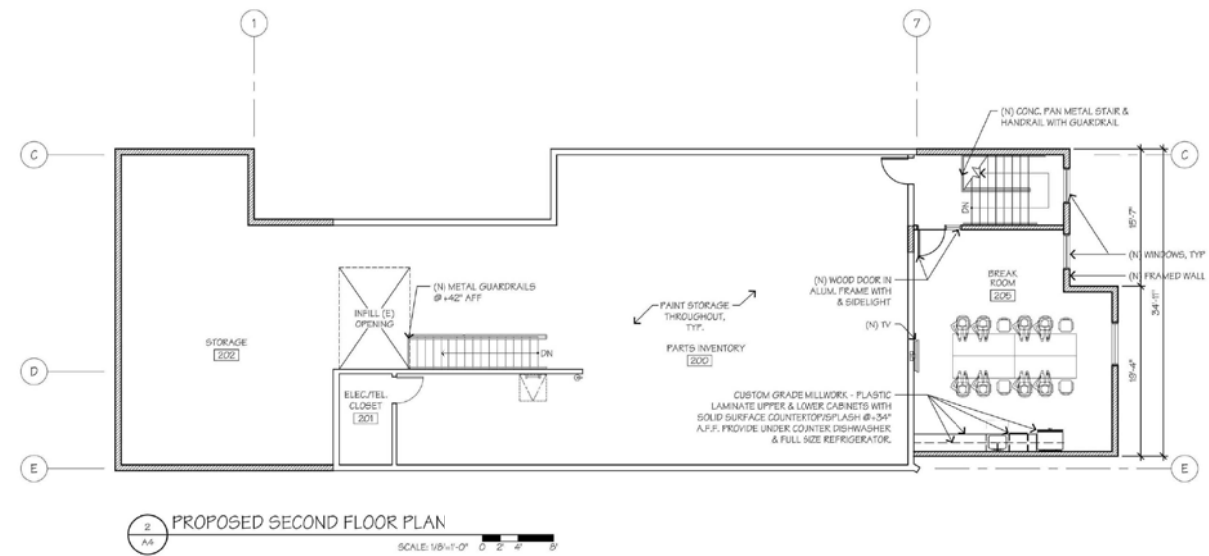
**1 WELCOME SIGN**  
SCALE: 1/2" = 1'-0"



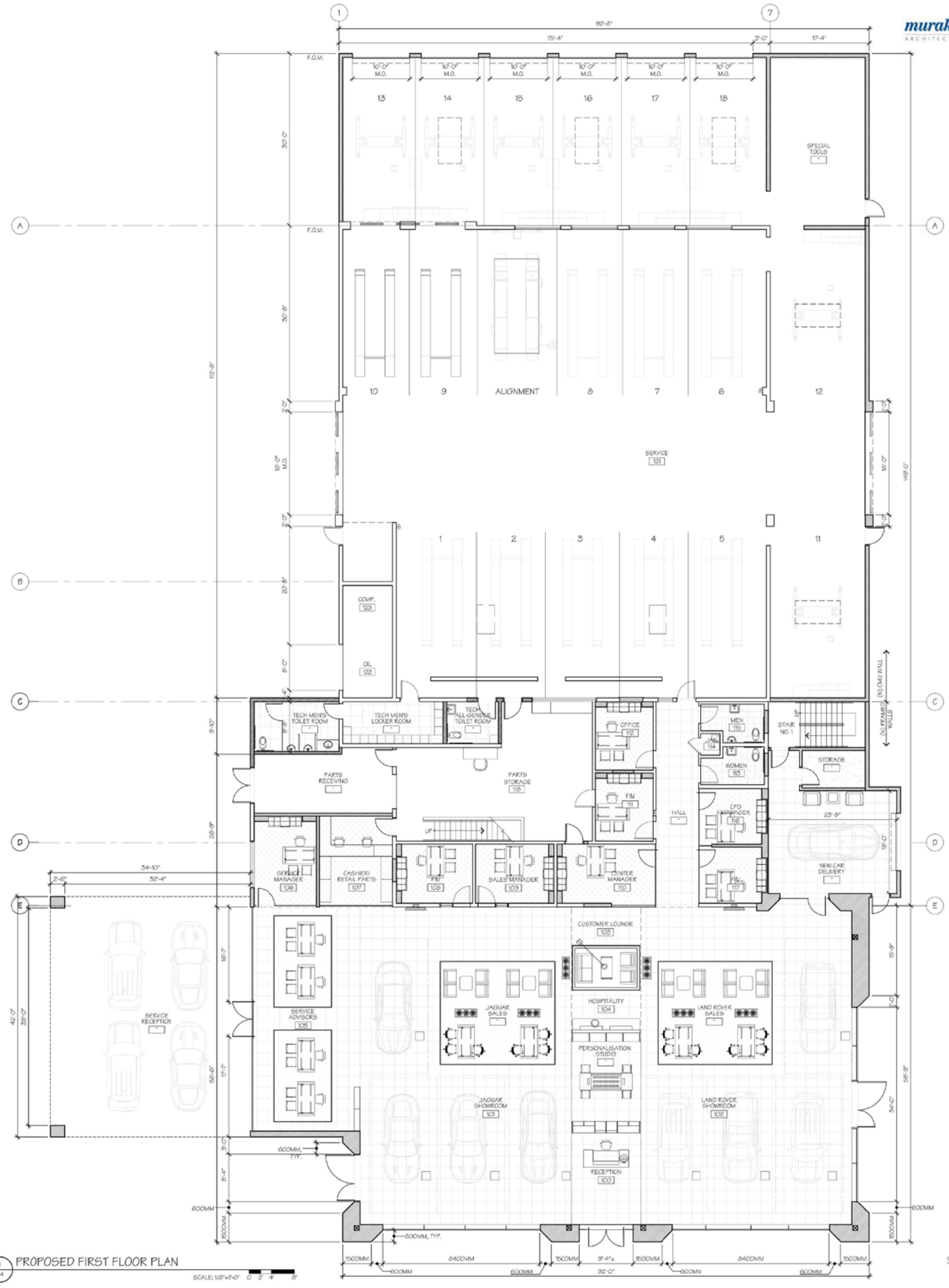
**NOTES:**  
1. DIRECTIONAL SIGN LARGE FREE STANDING: 1050MM x 2200MM (TOTEM - INCLUDING PLINTH).  
2. SILVER RAL 9005 FACING PANEL.  
3. ARIAL BOLD FONT UPPER AND LOWER CASE, SATIN BLACK VINYL TEXT.

**2 DIRECTIONAL SIGNS**  
SCALE: 1/2" = 1'-0"





2 PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/8"=1'-0" 0 2 4 8'



1 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0" 0 2 4 8'



# NIELLO JAGUAR LAND ROVER

4545 GRANITE DRIVE  
ROCKLIN, CALIFORNIA



## ARCHITECTURAL FEATURES

GRANITE DISTRICT

- PRECAST "TILT-UP" CONSTRUCTION
- STOREFRONT GLASS
- AWNINGS
- INTERESTING AND VARIED ROOF CONFIGURATIONS
- INTERESTING AND VARIED CORNICES
- SIMPLE GEOMETRIC METAL WORK
- VARIED SURFACE TEXTURES
- VARIED BUT COMPLEMENTARY COLOR SCHEMES
- FEATURED GLAZING ELEMENTS
- UNCONVENTIONAL USE OF MATERIALS
- SPLIT-FACE BLOCK AND EXTERIOR INSULATING FINISHING SYSTEMS AS ACCENT SURFACES
- PROJECTING ROOF OVERHANGS AND CANTILEVERS



September 7, 2018

August 29, 2018, I conducted a basic visual inspection of 1 Canyon Live Oak (*Quercus wislizeni*) Tree #347 on the property of 4545 Granite Dr. Rocklin, CA 95677. The cause of the inspection was to address current health and condition of this tree.

- Tree ~ 27" DBH, Health Poor
- Tree has noticeable open wounds and decay present
- Tree has noticeable decline in upper canopy
- Noticeable wounds from past limb failure

The tree has noticeable decay present at the base, trunk and canopy. The trees upper canopy is thin and there is terminal bud dieback with dead wood present. At the base of the tree there is evidence of wood decay from old wounds. The main stem has several cavities from old wounds and there are signs of significant internal decay. The main branching attachments have areas of decay present where the bark has fallen off and pruning wounds present have no signs of callus or healing wood. I recommend the tree to be removed due to decline and the extent of internal decay posing a failure risk to the property.

Sincerely,

Paul Dubois  
The Grove Total Tree Care  
ISA Certified Arborist WE-9034AUM  
Qualified Tree Risk Assessor

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9530 Elder Creek Road, Sacramento CA 95829  
OFFICE: 916-231-8733 FAX: 916-856-5410

CONTRACTOR'S LICENSE: 470283

A DIVISION OF CARSON LANDSCAPE INDUSTRIES





Figure 1





Figure2





Figure 3





Figure 4





Figure 5

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**9530 Elder Creek Road, Sacramento CA 95829**  
OFFICE: 916-231-8733 FAX: 916-856-5410

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