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: April 23, 2026

Project Name and Requested Approvals:

Granite Drive Commercial

- General Development Plan (PDG2026-0004)
- Zoning Ordinance Amendment (Z2026-001)
- Design Review (DR2026-0004)
- Conditional Use Permit (U2026-0005)
- Oak Tree Preservation Plan Permit (TRE2026-0002)
- Tentative Parcel Map (DL2026-0001)

Staff Description of Project:

Request for approval of multiple entitlements to allow for the development of a 40-dispenser fuel facility with a 14,800-square-foot canopy, two (2) four-story self-storage buildings totaling approximately 260,648 square feet, and a quick-serve drive thru restaurant. The project also incorporates site landscaping, wayfinding signage, lighting, parking, and utility connections.

The project includes a request for a Design Review (DR2026-0004), Conditional Use Permit (U2026-0005), Tentative Parcel Map (DL2026-0001), and Oak Tree Preservation Plan Permit (TRE2026-0002). A General Development Plan (PDG2026-0004) and Zoning Ordinance Amendment (Z2026-0001) are also requested to change the zoning designation of the site from Retail Business (C-2), within the Automotive Overlay (AO), to Planned Development Commercial (PD-C) with the associated General Development Plan.

Location:

The project site is located east of Sierra College Boulevard, northwest of Interstate 80, south of the Town of Loomis. The Assessor's Parcel Numbers (APNs) are 045-042-075, -076, -077.

Land Use Designation(s)/Zoning:

The property is designated MU. The property is zoned Retail Business (C-2) within the Automotive Overlay (AO). See discussion above.

This project **_XX_ does / ___ 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 that the project will be analyzed through an Environmental Impact Report.

Applicant & Property Owner:

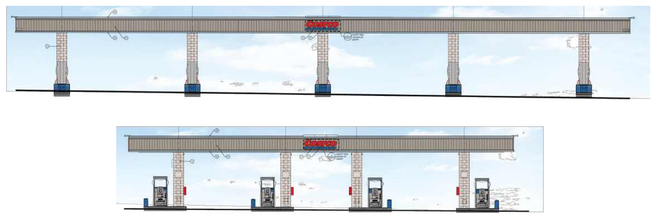
The property owner is Del Paso and El Camino, LLC c/o Paul Petrovich. The applicant is Sean Anderson, Director of Real Estate Development, Costco Wholesale.

Attached Information:

For additional detail, please visit the following link:

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

PARCEL 1 - FUEL STATION RENDERING



PARCEL 2 - SELF STORAGE RENDERING



PARCEL 4 - SELF STORAGE RENDERING



PARCEL 3 - RESTAURANT "QSR" RENDERING



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PROPERTY OWNER

PARCEL 1, PARCEL 2, PARCEL 3, & PARCEL 4

DEL PASO & EL CAMINO LL
3680 CROCKER DRIVE, SUITE 160
SACRAMENTO CA 95818
ATTN: PAUL PETROVICH
PHONE: 916-834-4600
EMAIL: PAUL@PETROVICHDEVELOPMENT.COM

PARCEL 1 - PROJECT APPLICANT/DEVELOPER

PARCEL 1 - COSTCO GASOLINE

COSTCO WHOLESALE CORPORATION
730 LAKE DRIVE
ISSAQUAH, WA, 98027
ATTN: SEAN ANDERSON
PHONE: (425) 313-6973
EMAIL: SANDERSONJ@COSTCO.COM

PROJECT ARCHITECT
MG2
333 MICHELSON DRIVE, SUITE 100
IRVINE, CA 92612
ATTN: BAHAR KHOSRAVI
PHONE: (949) 705-0733
EMAIL: BAHAR.KHOSRAVI@MG2.COM

CIVIL ENGINEER
KIER & WRIGHT
10395 OLD PLACERVILLE ROAD, SUITE 100
SACRAMENTO CA 95827
ATTN: KRISTINA FLORES
PHONE: (279) 895-9391
EMAIL: KFLORES@KIERWRIGHT.COM

LANDSCAPE ARCHITECT
DAVID BABCOCK + ASSOCAITES
3581 MT. DIABLO BLVD, SUITE 235
LAFAYETTE, CA 94549
ATTN: DAVE BABCOCK
PHONE: (925) 283-5070
EMAIL: DBABCOCK@DBABCOCK.COM

FUEL FACILITY DESIGN
CORE STATES GROUP
18215 72nd AVENUE SOUTH
KENT, WA 98032
ATTN: MASON MCGONAGAL
PHONE: (425) 251-5411
EMAIL: MMCGONGAGALL@CORE-STATES.COM

ELECTRICAL DESIGN
T.E., INC.
30 NORTH RIVERSIDE DRIVE #200
RENTON, WA, 98057
PHONE: (425) 970-3733
ATTN: BENJAMIN TRAN
EMAIL: BTRAN@TEI-ENGINEERING.COM

PARCEL 2, 3, & 4 PROJECT APPLICANT/DEVELOPER

PARCEL 2 - SELF STORAGE

PARCEL 3 - QUICK SERVE RESTAURANT

PARCEL 4 - SELF STORAGE

DEL PASO & EL CAMINO LL
3680 CROCKER DRIVE, SUITE 160
SACRAMENTO CA 95818
ATTN: PAUL PETROVICH
PHONE: 916-834-4600
EMAIL: PAUL@PETROVICHDEVELOPMENT.COM

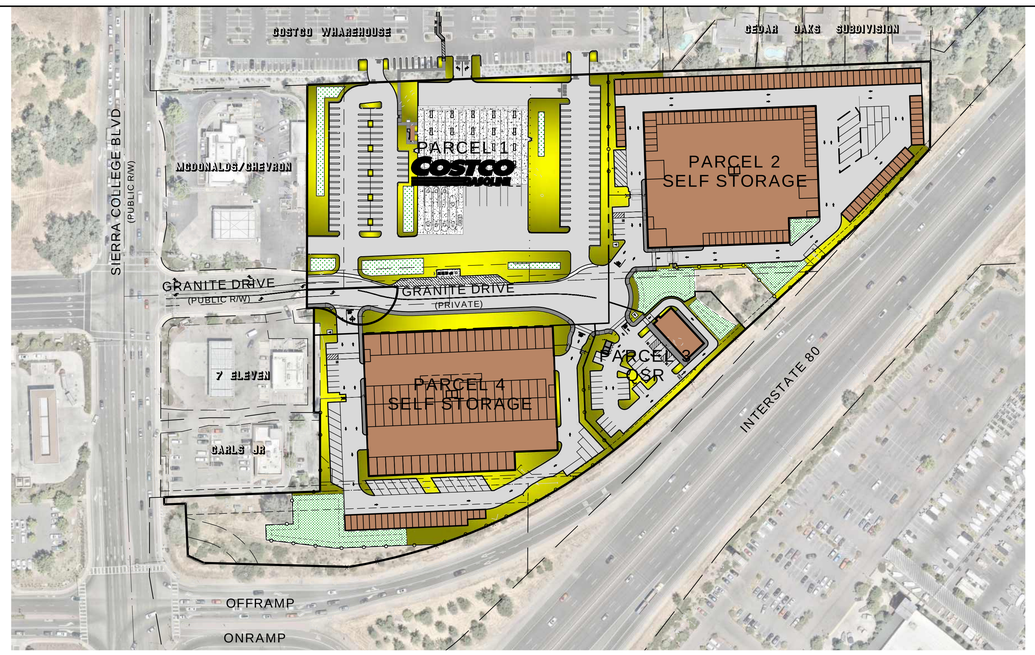
PROJECT ARCHITECT
SGW ARCHITECTURE & DESIGN
444 N. MICHIGAN AVE
CHICAGO IL 60611
ATTN: MICHAEL AUFDERHEIDE
PHONE: 312-988-7412
EMAIL: MAUFDERHEIDE@SGWARCH.COM

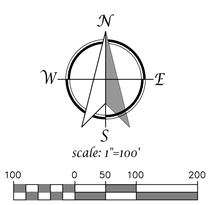
CIVIL ENGINEER
TSD ENGINEERING, INC.
785 ORCHARD DRIVE, SUITE 110
FOLSOM CA 95630
ATTN: CHRIS SCHULZE
PHONE: 916-608-0707
EMAIL: CSCHULZE@TSDENG.COM

LANDSCAPE ARCHITECT
YAMASAKI
1223 HIGH STREET
AUBURN, CA 95603
ATTN: JEFF AMBROSIA
PHONE: 530-885-0040
EMAIL: JEFF@YAMASAKI-LA.COM

ELECTRICAL ENGINEER
CAPITOL CITY DESIGN IC.
1751 CEBRIAN STREET
WEST SACRAMENTO CA 95691
ATTN: TONY BAKER
PHONE: 916-375-0135
EMAIL: TONYB@CAPCITYDESIGN.COM

SITE PLAN





scale: 1"=100'

100 0 50 100 200

P:\Projects\390-026\02 DWG\B- Planning\P(0\P0.0 Cover Sheet.dwg, Chris, 14:08:16, 03-30-26

GRANITE DRIVE COMMERCIAL — COVER SHEET P0.0

Granite Drive & Hwy 80
Rocklin, California

Proposed By: **PARCEL 1**
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

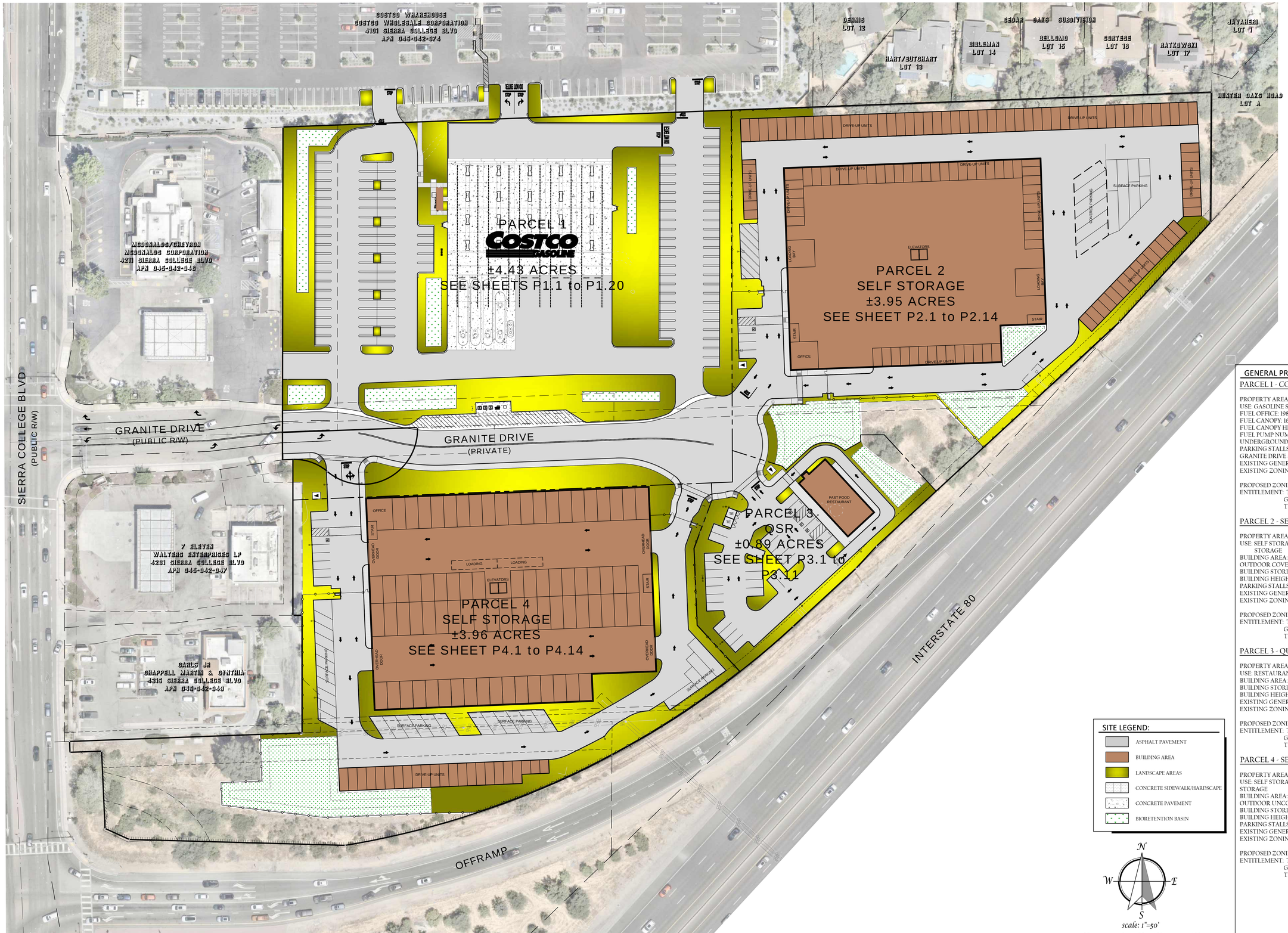
&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With: **PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical**
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

N W E S

scale: 1"=50'

50 0 25 50 100

GENERAL PROJECT SUMMARY

PARCEL 1 - COSTCO GASOLINE - SEE SHEETS P1

PROPERTY AREA: ±4.43 ACRES
USE: GASOLINE STATION
FUEL OFFICE: 198 SQ.FT.
FUEL CANOPY: 16,095 SQ.FT.
FUEL CANOPY HEIGHT: 21'
FUEL PUMP NUMBER: 20
UNDERGROUND STORAGE TANK: 153,000 GALLONS
PARKING STALLS: 107
GRANITE DRIVE STREET EXTENSION (PRIVATE ROAD)
EXISTING GENERAL PLAN: MIXED USE (MU)
EXISTING ZONING: RETAIL BUSINESS (C2)
W/AUTOMOTIVE OVERLAY (AO)
PROPOSED ZONING: PLANNED DEVELOPMENT PLAN (PD)
ENTITLEMENT: TENTATIVE PARCEL MAP, DESIGN REVIEW, GENERAL DEVELOPMENT PLAN (PD), AND OAK TREE PRESERVATION PERMIT

PARCEL 2 - SELF STORAGE - SEE SHEETS P2

PROPERTY AREA: ±3.95 ACRES
USE: SELF STORAGE TO INCLUDE OUTDOOR BOAT/RV/VEHICLE STORAGE
BUILDING AREA: ±260,723 SQ.FT.
OUTDOOR COVERED & UNCOVERED STORAGE: ±6,250 SQ.FT.
BUILDING STORIES: 4 STORY
BUILDING HEIGHT: 49' 6"
PARKING STALLS: 5 SPACES
EXISTING GENERAL PLAN: MIXED USE (MU)
EXISTING ZONING: RETAIL BUSINESS (C2)
W/AUTOMOTIVE OVERLAY (AO)
PROPOSED ZONING: PLANNED DEVELOPMENT PLAN (PD)
ENTITLEMENT: TENTATIVE PARCEL MAP, DESIGN REVIEW, GENERAL DEVELOPMENT PLAN (PD), AND OAK TREE PRESERVATION PERMIT

PARCEL 3 - QUICK SERVE RESTAURANT- SEE SHEETS P3

PROPERTY AREA: ±0.89ACRES
USE: RESTAURANT W/DRIVE THRU (QUE 200 LF)
BUILDING AREA: ±4,000 SQ.FT. (93 SEATS)
BUILDING STORIES: 1 STORY
BUILDING HEIGHT: 28' 0"
EXISTING GENERAL PLAN: MIXED USE (MU)
EXISTING ZONING: RETAIL BUSINESS (C2)
W/AUTOMOTIVE OVERLAY (AO)
PROPOSED ZONING: PLANNED DEVELOPMENT PLAN (PD)
ENTITLEMENT: TENTATIVE PARCEL MAP, DESIGN REVIEW, GENERAL DEVELOPMENT PLAN (PD), AND OAK TREE PRESERVATION PERMIT

PARCEL 4 - SELF STORAGE- SEE SHEETS P4

PROPERTY AREA: ±3.96 ACRES
USE: SELF STORAGE TO INCLUDE OUTDOOR BOAT/RV/VEHICLE STORAGE
BUILDING AREA: ±145,700 SQ.FT.
OUTDOOR UNCOVERED STORAGE: ±9,050 SQ.FT.
BUILDING STORIES: 4 STORY
BUILDING HEIGHT: 49' 6"
PARKING STALLS: 8 SPACES
EXISTING GENERAL PLAN: MIXED USE (MU)
EXISTING ZONING: RETAIL BUSINESS (C2)
W/AUTOMOTIVE OVERLAY (AO)
PROPOSED ZONING: PLANNED DEVELOPMENT PLAN (PD)
ENTITLEMENT: TENTATIVE PARCEL MAP, DESIGN REVIEW, GENERAL DEVELOPMENT PLAN (PD), AND OAK TREE PRESERVATION PERMIT

P:\Projects\390-026\02 DWG\B- Planning\P0.1 Overall Site Plan.dwg, Chris, 14:08:59, 03-30-26

GRANITE DRIVE COMMERCIAL — OVERALL SITE PLAN P0.1

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

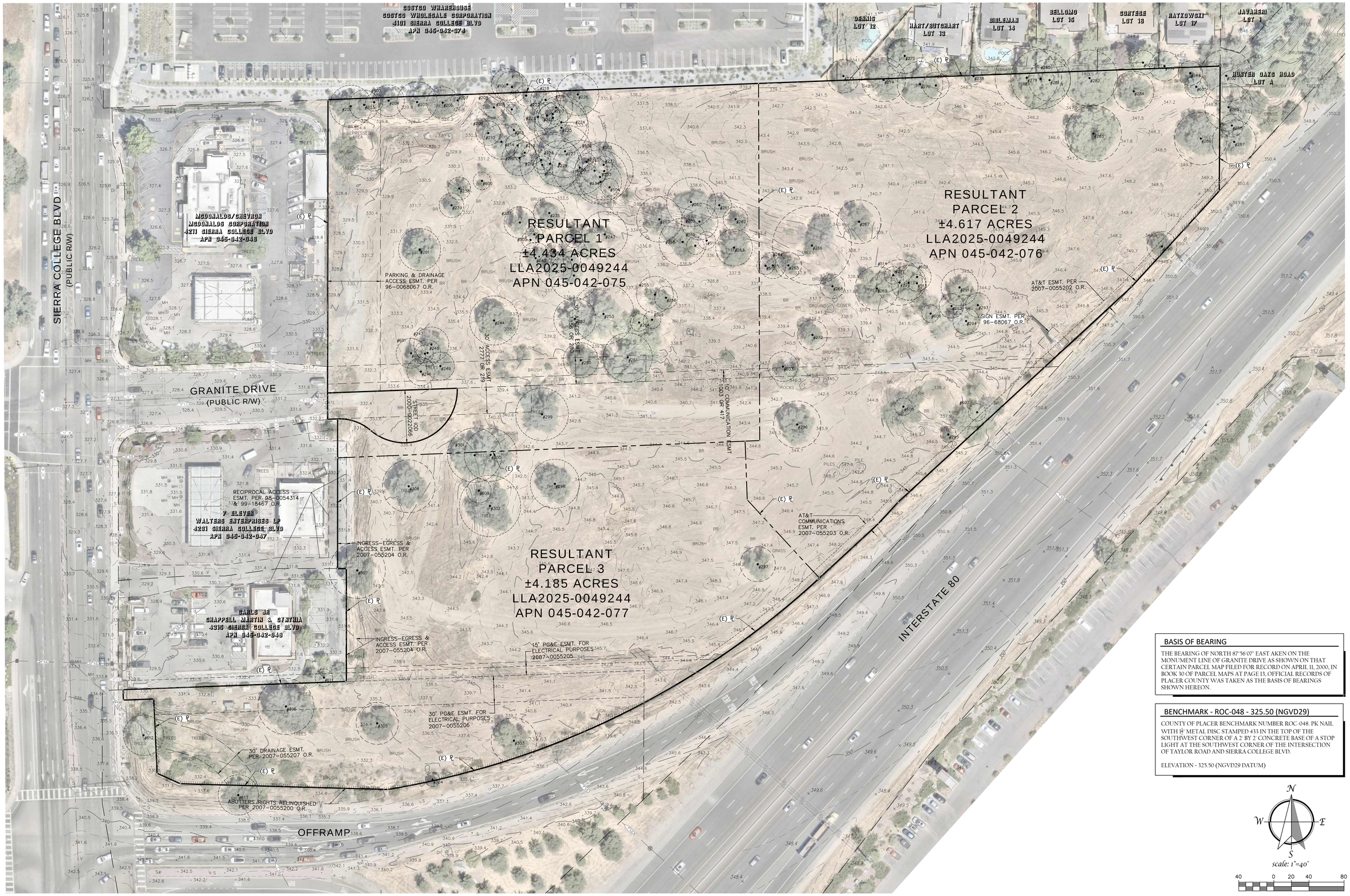
&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



BASIS OF BEARING

THE BEARING OF NORTH 87°56'07" EAST AKEN ON THE MONUMENT LINE OF GRANITE DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 11, 2000, IN BOOK 30 OF PARCEL MAPS AT PAGE 13, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK - ROC-048 - 325.50 (NGVD29)

COUNTY OF PLACER BENCHMARK NUMBER ROC-048. PK NAIL WITH 1½" METAL DISC STAMPED 433 IN THE TOP OF THE SOUTHWEST CORNER OF A 2' BY 2' CONCRETE BASE OF A STOP LIGHT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND SIERRA COLLEGE BLVD.

ELEVATION - 325.50 (NGVD29 DATUM)

N
W E
S

scale: 1"=40'

40 0 20 40 80

P:\Projects\390-026\02 DWG\B- Planning\FIG\P0.2 Exist Conditions.dwg, Chris, 14:09:32, 03-30-26

GRANITE DRIVE COMMERCIAL — EXISTING CONDITIONS PLAN P0.2

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

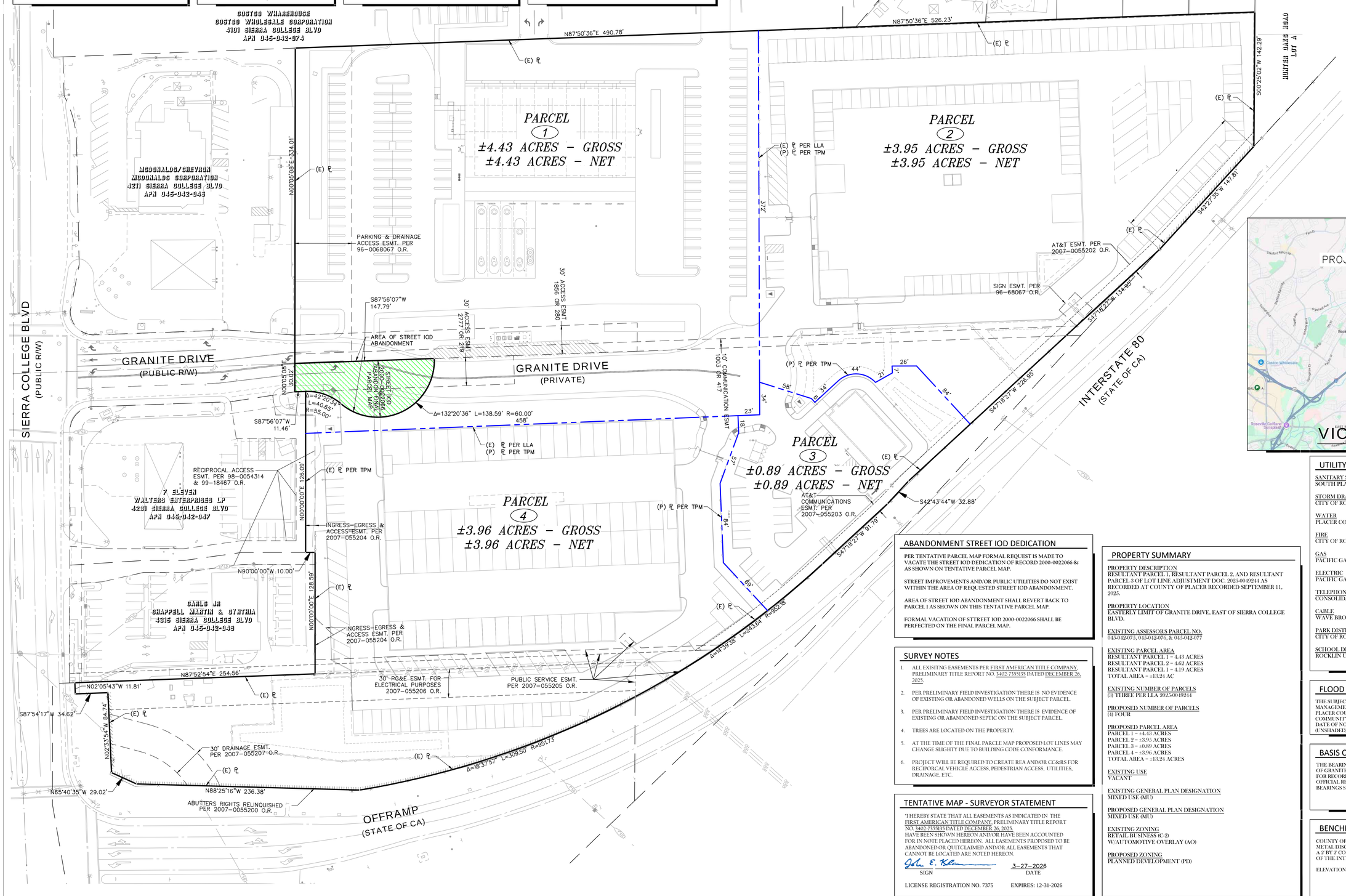
PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
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Sacramento, CA 95630

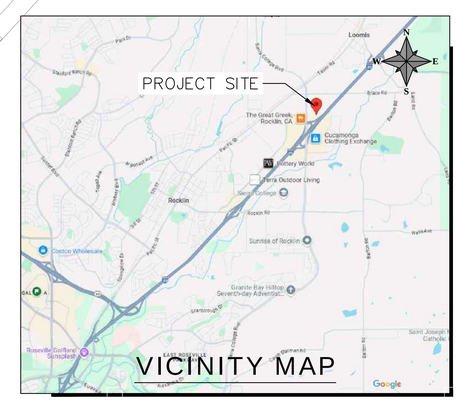
In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

PROPERTY OWNER	PARCEL 1 DEVELOPER/APPLICANT	PARCEL 2, 3, & 4 DEVELOPER/APPLICANT	TENTATIVE PARCEL MAP ENGINEER/SURVEYOR
PARCEL 1, PARCEL 2, PARCEL 3, & PARCEL 4	PARCEL 1	PARCEL 1, PARCEL 2, PARCEL 3, & PARCEL 4	
DEL PASO & EL CAMINO LL 3680 CROCKER DRIVE, SUITE 160 SACRAMENTO CA 95818 ATTN: PAUL PETROVICH PHONE: 916-834-4600 EMAIL: PAUL@PETROVICHDEVELOPMENT.COM	COSTCO WHOLESALE CORPORATION 730 LAKE DRIVE ISSAQUAH, WA, 98027 ATTN: SEAN ANDERSON PHONE: (425)-313-6973 EMAIL: SANDERSONJ@COSTCO.COM	DEL PASO & EL CAMINO LL 3680 CROCKER DRIVE, SUITE 160 SACRAMENTO CA 95818 ATTN: PAUL PETROVICH PHONE: 916-834-4600 EMAIL: PAUL@PETROVICHDEVELOPMENT.COM	TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE 110 FOLSOM CA 95630 ATTN: CHRIS SCHULE PHONE: 916-608-0707 EMAIL:CSCHULZE@TSDENG.COM





ABANDONMENT STREET IOD DEDICATION

PER TENTATIVE PARCEL MAP FORMAL REQUEST IS MADE TO VACATE THE STREET IOD DEDICATION OF RECORD 2000-0022066 & AS SHOWN ON TENTATIVE PARCEL MAP.

STREET IMPROVEMENTS AND/OR PUBLIC UTILITIES DO NOT EXIST WITHIN THE AREA OF REQUESTED STREET IOD ABANDONMENT.

AREA OF STREET IOD ABANDONMENT SHALL REVERT BACK TO PARCEL 1 AS SHOWN ON THIS TENTATIVE PARCEL MAP.

FORMAL VACATION OF STTREET IOD 2000-0022066 SHALL BE PERFECTED ON THE FINAL PARCEL MAP.

SURVEY NOTES

1. ALL EXISITNG EASEMENTS PER FIRST AMERICAN TITLE COMPANY, PRELIMINARY TITLE REPORT NO. 3402-7355135 DATED DECEMBER 26, 2025.
2. PER PRELIMINARY FIELD INVESTIGATION THERE IS NO EVIDENCE OF EXISTING OR ABANDONED WELLS ON THE SUBJECT PARCEL.
3. PER PRELIMINARY FIELD INVESTIGATION THERE IS EVIDENCE OF EXISTING OR ABANDONED SEPTIC ON THE SUBJECT PARCEL.
4. TREES ARE LOCATED ON THE PROPERTY.
5. AT THE TIME OF THE FINAL PARCLE MAP PROPOSED LOT LINES MAY CHANGE SLIGHTY DUE TO BUILDING CODE CONFORMANCE.
6. PROJECT WILL BE REQUIRED TO CREATE REA AND/OR CC&RS FOR RECIPORCAL VEHICLE ACCESS, PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, ETC.

TENTATIVE MAP - SURVEYOR STATEMENT

"I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN THE FIRST AMERICAN TITLE COMPANY, PRELIMINARY TITLE REPORT NO: 3402-7355135 DATED DECEMBER 26, 2025, HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

John E. Klemmer — 3-27-2026
SIGN — DATE

LICENSE REGISTRATION NO. 7375 — EXPIRES: 12-31-2026

PROPERTY SUMMARY

PROPERTY DESCRIPTION
RESULTANT PARCEL 1, RESULTANT PARCEL 2, AND RESULTANT PARCEL 3 OF LOT LINE ADJUSTMENT DOC. 2025-0049244 AS RECORDED AT COUNTY OF PLACER RECORDED SEPTEMBER 11, 2025.

PROPERTY LOCATION
EASTERLY LIMIT OF GRANITE DRIVE, EAST OF SIERRA COLLEGE BLVD.

EXISTING ASSESSORS PARCEL NO.
045-042-075, 045-042-076, & 045-042-077

EXISTING PARCEL AREA
RESULTANT PARCEL 1 = 4.43 ACRES
RESULTANT PARCEL 2 = 4.62 ACRES
RESULTANT PARCEL 1 = 4.19 ACRES
TOTAL AREA = ±13.24 AC

EXISTING NUMBER OF PARCELS
(3) THREE PER LLA 2025-0049244

PROPOSED NUMBER OF PARCELS
(4) FOUR

PROPOSED PARCEL AREA
PARCEL 1 = ±4.43 ACRES
PARCEL 2 = ±3.95 ACRES
PARCEL 3 = ±0.89 ACRES
PARCEL 4 = ±3.96 ACRES
TOTAL AREA = ±13.24 ACRES

EXISTING USE
VACANT

EXISTING GENERAL PLAN DESIGNATION
MIXED USE (MU)

PROPOSED GENERAL PLAN DESIGNATION
MIXED USE (MU)

EXISTING ZONING
RETAIL BUSINESS (C-2)
W/AUTOMOTIVE OVERLAY (AO)

PROPOSED ZONING
PLANNED DEVELOPMENT (PD)

UTILITY PROVIDERS

SANITARY SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

STORM DRAIN
CITY OF ROCKLIN

WATER
PLACER COUNTY WATER AGENCY (PCWA)

FIRE
CITY OF ROCKLIN

GAS
PACIFIC GAS & ELECTRIC COMPANY (PG&E)

ELECTRIC
PACIFIC GAS & ELECTRIC COMPANY (PG&E)

TELEPHONE
CONSOLIDATED COMMUNICATIONS (CCI)

CABLE
WAVE BROADBAND

PARK DISTRICT
CITY OF ROCKLIN

SCHOOL DISTRICT
ROCKLIN UNIFIED SCHOOL DISTRICT

FLOOD ZONE

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PLACER COUNTY, CALIFORNIA, MAP NUMBER 06061C0962H FOR COMMUNITY NUMBER 060242 (CITY OF ROCKLIN), WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2018, AS BEING LOCATED IN FLOOD ZONE "X" (UNSHADED).

BASIS OF BEARING

THE BEARING OF NORTH 87°36'07" EAST AKEN ON THE MONUMENT LINE OF GRANITE DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 11, 2000, IN BOOK 30 OF PARCEL MAPS AT PAGE 13, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK - ROC-048 - 325.50 (NGVD29)

COUNTY OF PLACER BENCHMARK NUMBER ROC-048. PK NAIL WITH 1½" METAL DISC STAMPED 433 IN THE TOP OF THE SOUTHWEST CORNER OF A 2' BY 2' CONCRETE BASE OF A STOP LIGHT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND SIERRA COLLEGE BLVD.

ELEVATION = 325.50 (NGVD29 DATUM)

P:\Projects\390-026\02 DWG\B- Planning\FIG\P0.3 Tentative Parcel Map.dwg, Chris, 14:10:34, 03-30-26

GRANITE DRIVE COMMERCIAL — TENTATIVE PARCEL MAP P0.3

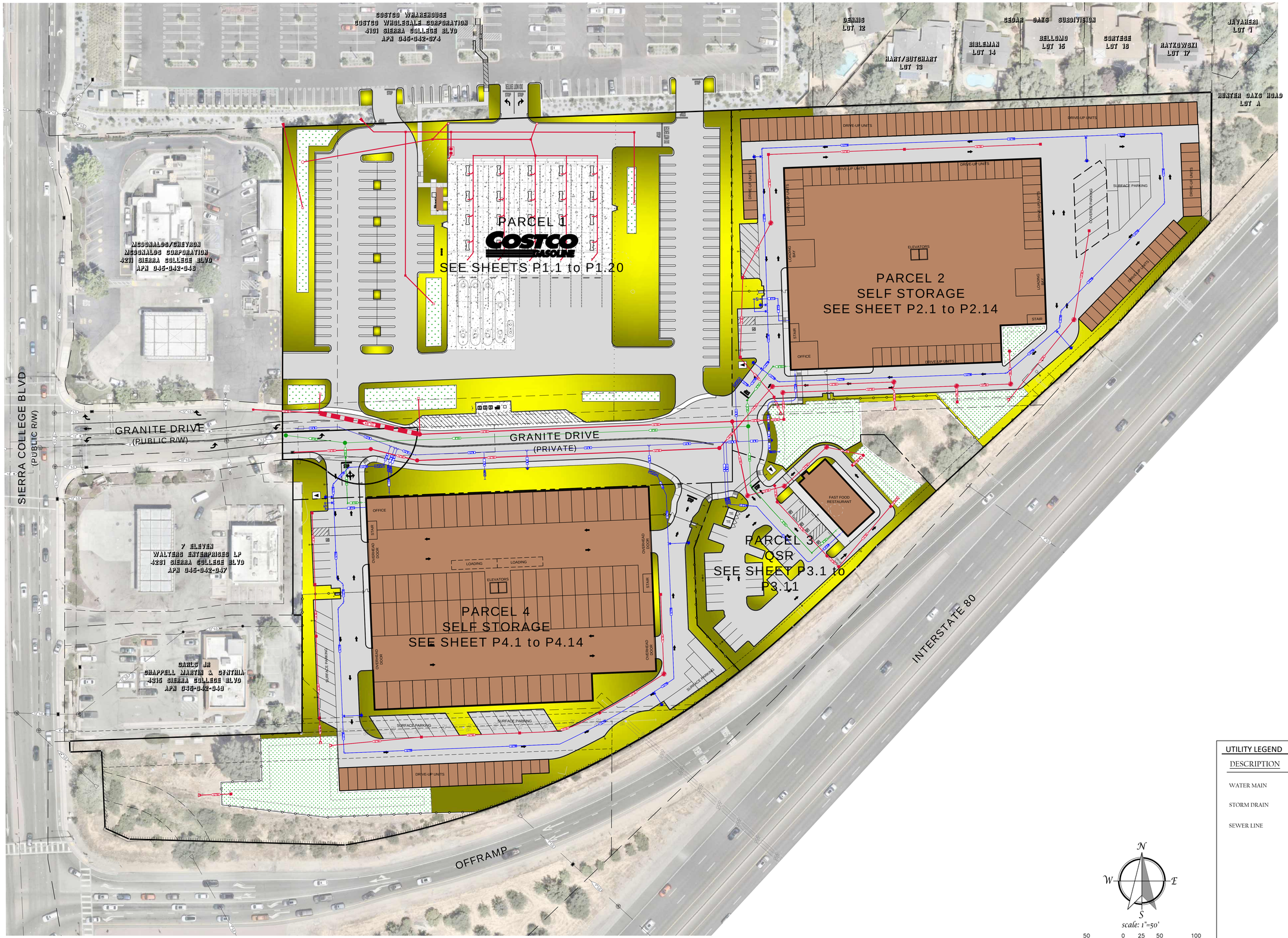
Granite Drive & Hwy 80
Rocklin, California

Proposed By: **PARCEL 1** COSTCO WHOLESALE CORP, 730 LAKE DRIVE, ISSAQUAH, WA, 98027 & **PARCEL 2, 3, & 4** PETROVICH DEVELOPMENT COMPANY LLC., 3680 Croker Drive, Suite 160, Sacramento, CA 95630

In Association With: **PARCEL 1:** David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	10" W	12" W
STORM DRAIN	12" SD	12" SD
SEWER LINE		15" SS

N
W E
S

scale: 1"=50'

50 0 25 50 100

GRANITE DRIVE COMMERCIAL — OVERALL UTILITY PLAN P0.4

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027
&
PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
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Fax: (916) 608-0701

MARCH 27, 2026

P:\Projects\390-026\02 DWG\B- Planning\Fig\P0.4 Overall Util Plan.dwg, Chris, 14:11:01, 03-30-26



GRANITE DRIVE
(PUBLIC R/W)

ARBORIST REPORT

EXHIBIT TO INCLUDE TREE LOCATION AND TREE INFORMATION BASED ON CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. TITLED 'ARBORIST REPORT FOR COSTCO GAS STATION & PETROVICH SELF STORAGE NORTH CONSTRUCTION AT SIERRA COLLEGE BLVD ROCKLIN, CA' DATED 8-20-2025

N
W E
S

scale: 1"=40'

40 0 20 40 80

P:\Projects\390-026\02 DWG\B- Planning\FIG\P0.5 Tree Inventory.dwg, Chris, 14:11:29, 03-30-26

GRANITE DRIVE COMMERCIAL — TREE INVENTORY EXHIBIT P0.5

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

Refer to Sheet P0.7 for Tree Data

Note: Tree data is based on the Arborist Report prepared by California Tree and Landscape Consulting, Inc. titled 'Arborist Repot for Costco Gas Station, Petrovich Self-Storage North & Petrovich Self-Storage South Construction at Sierra College Boulevard, Rocklin, CA' dated November 21, 2025.

DBA # P.328

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

GRANITE DRIVE COMMERCIAL

TREE REMOVAL PLAN

0 20' 40' 80'

SCALE 1"= 40'

MARCH 27, 2026

NORTH

P0.6

Tree #	Heritage Oak 24"+	Common Name, *Species*	DBH (in.)	Condition Rating	Project Status
100	No	Valley oak, *Quercus lobata*	15	2 Poor - Major Structure or health problems	Retain and protect.
101	No	Interior live oak, *Quercus wislizeni*	12	2 Poor - Major Structure or health problems	Retain and protect.
201	No	Valley oak, *Quercus lobata*	23.6	3 Fair - Minor Problems	Remove, mitigation proposed.
202	No	Interior live oak, *Quercus wislizeni*	13.5	3 Fair - Minor Problems	Remove, mitigation proposed.
203	No	Interior live oak, *Quercus wislizeni*	7.5	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
204	No	Valley oak, *Quercus lobata*	13	3 Fair - Minor Problems	Remove, mitigation proposed.
205	No	Valley oak, *Quercus lobata*	15.9	3 Fair - Minor Problems	Remove, mitigation proposed.
206	No	Interior live oak, *Quercus wislizeni*	21.2	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
207	No	Valley oak, *Quercus lobata*	10.6	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
208	No	Valley oak, *Quercus lobata*	13	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
209	No	Valley oak, *Quercus lobata*	11	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
210	No	Valley oak, *Quercus lobata*	15	3 Fair - Minor Problems	Remove, mitigation proposed.
211	No	Valley oak, *Quercus lobata*	12	3 Fair - Minor Problems	Remove, mitigation proposed.
212	No	Interior live oak, *Quercus wislizeni*	7.4	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
213	No	Interior live oak, *Quercus wislizeni*	6.1	3 Fair - Minor Problems	Remove, mitigation proposed.
214	No	Valley oak, *Quercus lobata*	10	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
215	No	Valley oak, *Quercus lobata*	6.5	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
216	No	Valley oak, *Quercus lobata*	15.8	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
217	No	Valley oak, *Quercus lobata*	9	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
218	No	Valley oak, *Quercus lobata*	7	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
219	No	Valley oak, *Quercus lobata*	8.4	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
220	No	Valley oak, *Quercus lobata*	7.7	3 Fair - Minor Problems	Remove, mitigation proposed.
221	No	Valley oak, *Quercus lobata*	8.1	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
222	No	Valley oak, *Quercus lobata*	7.2	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
223	No	Valley oak, *Quercus lobata*	11.5	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
224	No	Interior live oak, *Quercus wislizeni*	12.4	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
225	No	Valley oak, *Quercus lobata*	12	3 Fair - Minor Problems	Remove, mitigation proposed.
226	No	Valley oak, *Quercus lobata*	16.3	3 Fair - Minor Problems	Remove, mitigation proposed.
226	No	Valley oak, *Quercus lobata*	15.8	3 Fair - Minor Problems	Remove, mitigation proposed.
228	No	Interior live oak, *Quercus wislizeni*	13.1	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
229	No	Valley oak, *Quercus lobata*	11.1	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
230	No	Interior live oak, *Quercus wislizeni*	11.5	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
231	No	Valley oak, *Quercus lobata*	5.2	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
232	No	Interior live oak, *Quercus wislizeni*	16.8	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
233	No	Interior live oak, *Quercus wislizeni*	12.6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
234	No	Valley oak, *Quercus lobata*	15.9	3 Fair - Minor Problems	Remove, mitigation proposed.
235	No	Interior live oak, *Quercus wislizeni*	11	3 Fair - Minor Problems	Remove, mitigation proposed.
236	No	Valley oak, Quercus lobata	10.5	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
237	No	Valley oak, *Quercus lobata*	9.5	3 Fair - Minor Problems	Remove, mitigation proposed.
238	No	Bradford pear, *Pyrus calleryana*	13	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
239	No	Valley oak, *Quercus lobata*	10.2	3 Fair - Minor Problems	Remove, mitigation proposed.
240	No	Interior live oak, *Quercus wislizeni*	10	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
241	No	Valley oak, *Quercus lobata*	13.2	3 Fair - Minor Problems	Remove, mitigation proposed.
242	No	Interior live oak, *Quercus wislizeni*	12.8	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
243	No	Valley oak, *Quercus lobata*	21.8	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
244	Yes	Valley oak, *Quercus lobata*	24.4	3-Minor Problems	Remove, mitigation proposed.
245	No	Interior live oak, *Quercus wislizeni*	9.8	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
246	No	Valley oak, *Quercus lobata*	10	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
247	No	Valley oak, *Quercus lobata*	13.5	3 Fair - Minor Problems	Remove, mitigation proposed.
248	No	Blue oak, *Quercus douglasii*	9	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
249	No	Persimmon, *Diospyros sp.*	10	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
250	No	Interior live oak, *Quercus wislizeni*	18.4	3 Fair - Minor Problems	Remove, mitigation proposed.
251	Yes	Valley oak, *Quercus lobata*	33.5	3-Minor Problems	Remove, mitigation proposed.
252	No	Olive tree, *Olea europaea*	27.5	3 Fair - Minor Problems	Remove, no mitigation proposed.
253	Yes	Valley oak, *Quercus lobata*	28.8	3-Minor Problems	Remove, mitigation proposed.
254	No	Mulberry, *Morus sp.*		2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
255	No	Valley oak, *Quercus lobata*	16	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
256	No	Valley oak, *Quercus lobata*	6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
257	No	Valley oak, *Quercus lobata*	20.2	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
258	No	Interior live oak, *Quercus wislizeni*	21.5	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
259	No	Interior live oak, *Quercus wislizeni*	17.6	3 Fair - Minor Problems	Remove, mitigation proposed.
260	No	Interior live oak, *Quercus wislizeni*	16.4	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
261	No	Valley oak, *Quercus lobata*	11	3 Fair - Minor Problems	Remove, mitigation proposed.
262	No	Valley oak, *Quercus lobata*	9.2	3 Fair - Minor Problems	Retain and protect.
263	Yes	Interior live oak, Quercus wislizeni	27	3 Fair - Minor Problems	Retain and protect.
500	No	Valley oak, *Quercus lobata*	8	0-Dead	Remove, no mitigation proposed.
501	No	Valley oak, *Quercus lobata*	13	0-Dead	Remove, no mitigation proposed.
502	No	Interior live oak, *Quercus wislizeni*	10	0-Dead	Remove, no mitigation proposed.
503	No	Interior live oak, *Quercus wislizeni*	15	0-Dead	Remove, no mitigation proposed.
504	No	Valley oak, *Quercus lobata*	16	0-Dead	Remove, no mitigation proposed.
505	No	Valley oak, *Quercus lobata*	14	0-Dead	Remove, no mitigation proposed.
506	No	Valley oak, *Quercus lobata*	8	0-Dead	Remove, no mitigation proposed.
507	No	Valley oak, *Quercus lobata*	7	0-Dead	Remove, no mitigation proposed.
508	No	Valley oak, *Quercus lobata*	9	0-Dead	Remove, no mitigation proposed.
509	No	Black walnut, *Juglans nigra*	10	0-Dead	Remove, no mitigation proposed.
510	No	Valley oak, *Quercus lobata*	13	0-Dead	Remove, no mitigation proposed.
511	No	Valley oak, *Quercus lobata*	7	0-Dead	Remove, no mitigation proposed.
600	No	Bradford pear, *Pyrus calleryana*		Unprotected	Remove, no mitigation proposed.
601	No	Persimmon, *Diospyros sp.*		Unprotected	Remove, no mitigation proposed.
102	Yes	Interior live oak, *Quercus wislizeni*	25	3-Minor Problems	Remove, mitigation proposed.
103	No	Coast redwood, *Sequoia sempervirens*	24	3 Fair - Minor Problems	Retain and protect, may need pruning.
104	No	Deodar cedar, *Cedrus deodara*	24	3 Fair - Minor Problems	Retain and protect, may need pruning.
264	No	Valley oak, *Quercus lobata*	8.2	3 Fair - Minor Problems	Retain and protect.
265	No	Valley oak, *Quercus lobata*	10	3 Fair - Minor Problems	Remove, mitigation proposed.
266	No	Interior live oak, *Quercus wislizeni*	15	1 Very Poor - Extreme Structure or Health Problems	Remove, no mitigation proposed.
267	No	Valley oak, *Quercus lobata*	20.8	3 Fair - Minor Problems	Remove, mitigation proposed.
268	No	Valley oak, *Quercus lobata*	10.5	3 Fair - Minor Problems	Remove, mitigation proposed.
269	Yes	Interior live oak, *Quercus wislizeni*	28.2	3-Minor Problems	Remove, mitigation proposed.
270	Yes	Valley oak, *Quercus lobata*	27	2-Major Structure or health problems	Remove, no mitigation proposed.
271	No	Interior live oak, *Quercus wislizeni*	11.3	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
272	No	Valley oak, *Quercus lobata*	11.9	3 Fair - Minor Problems	Remove, mitigation proposed.
273	No	Interior live oak, *Quercus wislizeni*	20	2 Poor - Major Structure or health problems	Retain and protect.
274	No	Interior live oak, *Quercus wislizeni*	16.5	3 Fair - Minor Problems	Retain and protect.
275	No	Interior live oak, *Quercus wislizeni*	11	3 Fair - Minor Problems	Retain and protect.
276	No	Interior live oak, *Quercus wislizeni*	16	2 Poor - Major Structure or health problems	Retain and protect.
277	No	Interior live oak, *Quercus wislizeni*	6	2 Poor - Major Structure or health problems	Retain and protect.
278	No	Blue oak, *Quercus douglasii*	5.9	3 Fair - Minor Problems	Retain and protect.
279	No	Interior live oak, *Quercus wislizeni*	15.5	2 Poor - Major Structure or health problems	Retain and protect.
280	Yes	Interior live oak, *Quercus wislizeni*	34	3-Minor Problems	Retain and protect.
281	No	Blue oak, *Quercus douglasii*	9.5	1 Very Poor - Extreme Structure or Health Problems	Retain and protect.
282	Yes	Interior live oak, *Quercus wislizeni*	32	3-Minor Problems	Remove, mitigation proposed.
283	Yes	Valley oak, Quercus lobata	36	3-Minor Problems	Remove, mitigation proposed.
284	Yes	Valley oak, Quercus lobata	24	2-Major Structure or health problems	Remove, no mitigation proposed.
285	No	Interior live oak, *Quercus wislizeni*	6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
286	Yes	Valley oak, *Quercus lobata*	24.5	3-Minor Problems	Remove, mitigation proposed.
287	No	Valley oak, *Quercus lobata*	18.6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
288	No	Interior live oak, *Quercus wislizeni*	7	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
289	No	Valley oak, *Quercus lobata*	18.3	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
290	No	Valley oak, *Quercus lobata*	12.6	3 Fair - Minor Problems	Remove, mitigation proposed.
291	No	Interior live oak, *Quercus wislizeni*	12	3 Fair - Minor Problems	Remove, mitigation proposed.
292	No	Valley oak, *Quercus lobata*	9	3 Fair - Minor Problems	Remove, mitigation proposed.
293	No	Interior live oak, *Quercus wislizeni*	6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
294	No	Interior live oak, *Quercus wislizeni*	6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
295	No	Valley oak, *Quercus lobata*	7.8	3 Fair - Minor Problems	Retain and protect.
512	No	Valley oak, *Quercus lobata*	9	0-Dead	Remove, no mitigation proposed.
513	No	Interior live oak, *Quercus wislizeni*	14	0-Dead	Remove, no mitigation proposed.
514	No	Valley oak, *Quercus lobata*	10	0-Dead	Remove, no mitigation proposed.
602	No	Gray pine, *Pinus sabiniana*	11	Unprotected	Remove, no mitigation proposed.
603	No	Cottonwood, *Populus sp.*	12	Unprotected	Remove, no mitigation proposed.
605	No	Gray pine, *Pinus sabiniana*	14	Unprotected	Remove, no mitigation proposed.
606	No	Cottonwood, Gray pine		Unprotected	Remove, no mitigation proposed.
607	No	Willow cottonwod, *Populus angustifolia*		2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
608	No	Pacific willow, *Salix lasiandra*		Unprotected	Remove, no mitigation proposed.
296	Yes	Valley oak, Quercus lobata	28.5	3 Fair - Minor Problems	Retain and protect.
297	No	Valley oak, *Quercus lobata*	14	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
298	No	Valley oak, *Quercus lobata*	21	3 Fair - Minor Problems	Remove, mitigation proposed.
299	No	Deodar cedar, *Cedrus deodara*	30.5	3 Fair - Minor Problems	Remove, no mitigation proposed.
300	No	Valley oak, *Quercus lobata*	22.1	3 Fair - Minor Problems	Remove, mitigation proposed.
301	Yes	Valley oak, *Quercus lobata*	31.5	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
302	Yes	Valley oak, *Quercus lobata*	26.1	3 Fair - Minor Problems	Remove, mitigation proposed.
303	Yes	Valley oak, *Quercus lobata*	24.8	3 Fair - Minor Problems	Remove, mitigation proposed.
304	No	Valley oak, *Quercus lobata*	6	3 Fair - Minor Problems	Remove, mitigation proposed.
305	No	Interior live oak, *Quercus wislizeni*	16.6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
306	Yes	Interior live oak, *Quercus wislizeni*	35.3	3 Fair - Minor Problems	Retain and protect.
307	No	Valley oak, *Quercus lobata*	19.7	3 Fair - Minor Problems	Retain and protect.
308	No	Valley oak, *Quercus lobata*	20.6	2 Poor - Major Structure or health problems	Remove, no mitigation proposed.
609	No	Cottonwood, *Populus sp.*	14	Unprotected	Remove, no mitigation proposed.
611	No	Deodar cedar, *Cedrus deodara*		unprotected	Retain and protect.
612	No	Cottonwood, *Populus sp.*	20	Unprotected	Remove, no mitigation proposed.
613	No	Willows		Unprotected	Remove, no mitigation proposed.

Note: Tree data is based on the Arborist Report prepared by California Tree and Landscape Consulting, Inc. titled 'Arborist Repot for Costco Gas Station, Petrovich Self-Storage North & Petrovich Self-Storage South Construction at Sierra College Boulevard, Rocklin, CA' dated November 21, 2025.

DBA # P.328

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LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

GRANITE DRIVE COMMERCIAL

TREE REMOVAL DATA

0 20' 40' 80'
SCALE 1"= 40'
MARCH 27, 2026

NORTH



LEGEND

- BUILDING LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE–MAJOR
- CONTOUR LINE–MINOR
- EDGE OF PAVEMENT
- LOT LINE
- LOT LINE OLD
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE–MANHOLE & CATCH BASIN
- STORM DRAIN LINE–MANHOLE & CATCH BASIN
- UNKNOWN UTILITY LINE
- WATER LINE & VALVE
- BACKFLOW PREVENTION DEVICE
- FIRE HYDRANT
- IRON PIPE FOUND
- REBAR FOUND
- TRANSFORMER
- UTILITY BOX
- WATER VALVE

ABBREVIATIONS

BC	BACK OF CURB
BEG	BEGIN
BFP	BACK FLOW PREVENTER
BW	BACK OF WALK
CB	CATCH BASIN
E	EAST
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
FH	FIRE HYDRANT
FND	FOUND
GB	GRADE BREAK
INV	INVERT
LIP	LIP OF GUTTER
LS	LANDSCAPE
MON	MONUMENT
N	NORTH
PL	PROPERTY LINE
S	SOUTH
SDJB	STORM DRAIN JUNCTION BOX
SSMH	SANITARY SEWER MANHOLE
ST	START
TB	TELEPHONE BOX
TC	TOP OF CURB
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
TRN	TRANSFORMER
UNK	UNKNOWN
W	WEST
W/	WITH
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

NO.	REVISIONS	BY

KIER+WRIGHT
10395 Old Placerville Road, Suite 100
Sacramento, CA 95827
Phone: (916) 538-1905
www.kierwright.com

BOUNDARY & TOPOGRAPHIC SURVEY

ENTITLEMENT PLANS
OF
ROCKLIN COSTCO FUEL FACILITY
FOR
COSTCO WHOLESALE CORP.
ROCKLIN, CALIFORNIA

DRAWN BY: KH | CHECKED BY: KF | DEPARTMENT: ENG

ORIGINAL ISSUE
DATE: 2025.07.23

CURRENT SET ISSUE
DATE: 2026.01.23

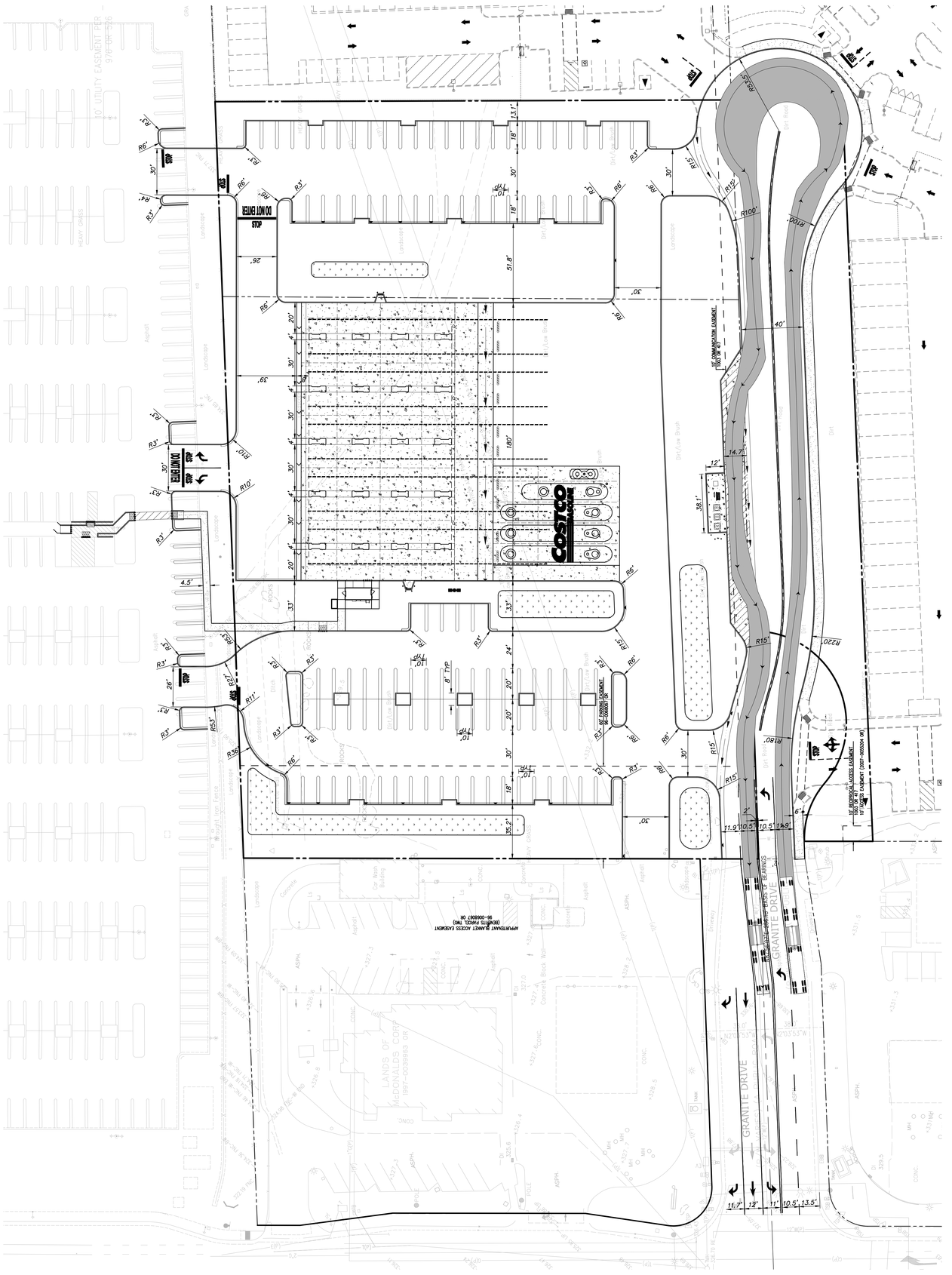
PERMIT SET / CONSTRUCTION ISSUE
DATE: {XX.XX.XXXX}

DRAWING NUMBER:

P1.1

KIER + WRIGHT PROJECT NUMBER: A16658-5

Z:\2016\A16658.60\WC\ENTITLEMENTS\A16658-6-PG.dwg [C1.0 BOUNDARY & TOPOGRAPHIC SURVEY] Plot: Friday, January 23, 2026 RYAN EIFERD



KIER + WRIGHT PROJECT NUMBER: A16658-5

DRAWN BY: KH	CHECKED BY: KF	DEPARTMENT: ENG

CIVIL SITE PLAN

ENTITLEMENT PLANS
OF
ROCKLIN COSTCO FUEL FACILITY
FOR
COSTCO WHOLESALE CORP.
ROCKLIN, CALIFORNIA

ORIGINAL ISSUE
DATE: 2025.07.23

CURRENT SET ISSUE
DATE: 2026.01.29

PERMIT SET / CONSTRUCTION ISSUE
DATE: (XX.XX.XXXX)

DRAWING NUMBER:
P1.2

SHEETS 5 OF 5

KIER+WRIGHT

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NO.	REVISIONS	BY

Z:\016A\16658-6\DWG\ENTITLEMENTS\A16658-6-P1.2 CIVIL SITE PLAN.dwg, P1.2 CIVIL SITE PLAN, Thursday, January 29, 2026 RYAN ESPISO

NO.	REVISIONS	BY

KIER+WRIGHT
10396 Old Placerville Road, Suite 100
Sacramento, CA 95827
Phone: (916) 538-1905
www.kierwright.com

PRELIMINARY GRADING & DRAINAGE PLAN

OF

ENTITLEMENT PLANS

OF

ROCKLIN COSTCO FUEL FACILITY

FOR

COSTCO WHOLESALE CORP.

ROCKLIN, CALIFORNIA

DRAWN BY: KH | CHECKED BY: KF | DEPARTMENT: ENG

ORIGINAL ISSUE
DATE: 2025.07.23

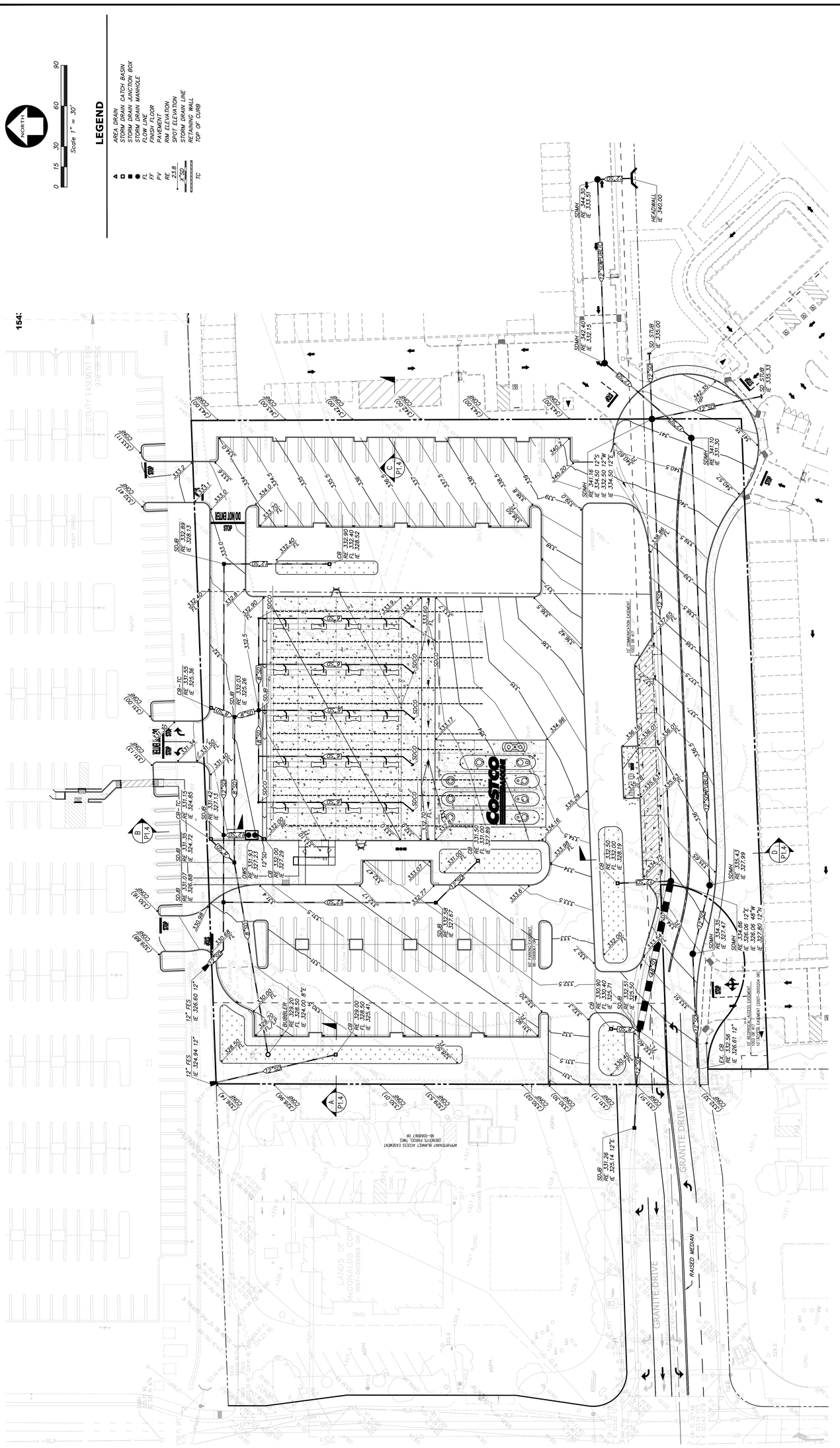
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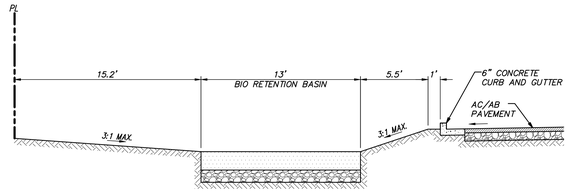
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DATE: (XX.XX.XXXX)

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P1.3

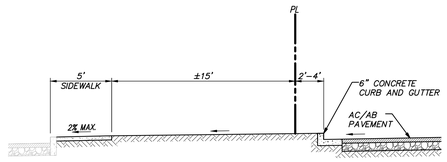
OF 5 SHEETS

KIER + WRIGHT PROJECT NUMBER: A16658-5

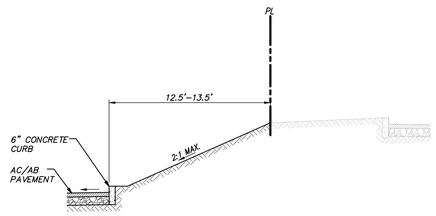

LEGEND
AREA DRAIN
STORM DRAIN CATCH BASIN
STORM DRAIN JUNCTION BOX
STORM DRAIN MANHOLE
FLOW LINE
FINISH FLOOR
PLANTER PIT
RIM ELEVATION
SPOT ELEVATION
STORM DRAIN LINE
RETAINING WALL
TOP OF CURB
NORTH
Scale 1" = 30'
0 15 30 60 90
154:
DO NOT ENTER
STOP
ONE WAY
RAISED MEDIAN
GRANITE DRIVE
LANDS OF McDONALDS CORP 1997-0039969 OR
APPURTENANT ELEMENT ACCESS EASEMENT (DOCUMENTS PARCEL TWO) 96-006806' OR
10' UTILITY EASEMENT PER 97-0041576
HEADWALL IE 340.00
EX. CB RE 339.56 IE 326.61 12"ø
SDMH RE 341.10 IE 331.30
SDMH RE 341.16 IE 334.50 12"S IE 334.50 12"E
SDMH RE 342.40 IE 332.15
SDMH RE 344.30 IE 333.51
SDMH RE 335.43 IE 327.99
SDMH RE 334.35 IE 327.47
SDMH RE 334.66 IE 326.06 12"E IE 326.06 18"W IE 326.06 18"N
SD 337.06 IE 330.00
SD 337.06 IE 329.33
SDJB RE 332.89 IE 328.13
SDJB RE 331.55 IE 325.36
SDJB RE 332.03 IE 325.26
SDJB RE 331.42 IE 327.13
SDJB RE 331.75 IE 324.85
SDJB RE 331.35 IE 324.72
SDJB RE 331.07 IE 326.88
SDJB RE 331.93 IE 327.23
SDJB RE 331.56 IE 327.67
SDJB RE 330.90 IE 325.71
SDJB RE 332.51 IE 325.63
SDJB RE 331.26 IE 325.14 12"E
CB RE 332.40 IE 328.52
CB RE 332.50 IE 328.19
CB RE 331.50 IE 327.89
CB RE 331.00 IE 327.29
CB RE 329.00 IE 325.41
CB RE 330.60 IE 326.50
BUBBLER RE 328.50 IE 326.50 IE 324.00 8"E
14" FES IE 326.60 12"
14" FES IE 324.64 12"
EX. 10' PUBLIC ACCESS EASEMENT
10' PUBLIC ACCESS EASEMENT (2001-0055304 OR)
10' PUBLIC ACCESS EASEMENT
10' PUBLIC ACCESS EASEMENT (2001-0055304 OR)
NE ADJACENT LOT (2001-0055304 OR)
NE ADJACENT LOT (2001-0055304 OR)
NE ADJACENT LO



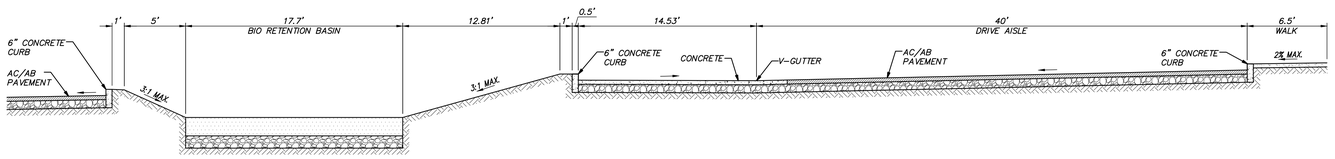
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE

NO.	REVISIONS	BY

KIER+WRIGHT
10395 Old Placerville Road, Suite 100
Sacramento, CA 95827
Phone: (916) 538-1905
www.kierwright.com

TYPICAL SECTIONS

ENTITLEMENT PLANS
OF
ROCKLIN COSTCO FUEL FACILITY
FOR
COSTCO WHOLESALE CORP.
ROCKLIN, CALIFORNIA

DRAWN BY: KH | CHECKED BY: KF | DEPARTMENT: ENG

ORIGINAL ISSUE
DATE: 2025.07.23

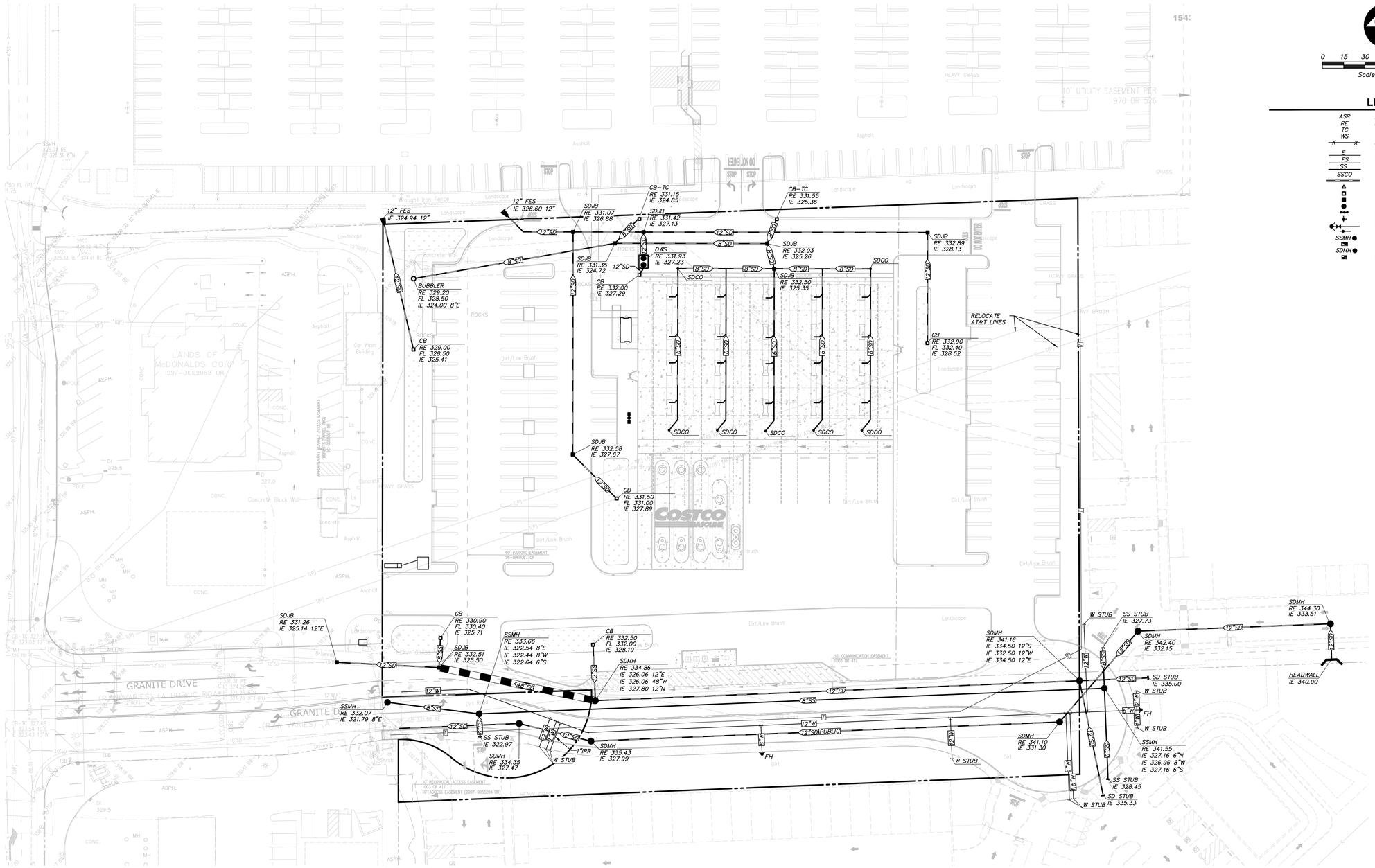
CURRENT SET ISSUE
DATE: 2026-01-29

PERMIT SET / CONSTRUCTION ISSUE
DATE: (XX.XX.XXXX)

DRAWING NUMBER:
P1.4
OF 5 SHEETS

KIER + WRIGHT PROJECT NUMBER: A16658-5

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NO.	REVISIONS	BY

KIER+WRIGHT
10395 Old Placerville Road, Suite 100
Sacramento, CA 95827
Phone: (916) 538-1905
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PRELIMINARY UTILITY PLAN

ENTITLEMENT PLANS
OF
ROCKLIN COSTCO FUEL FACILITY
FOR
COSTCO WHOLESALE CORP.
ROCKLIN, CALIFORNIA

DRAWN BY: KH | CHECKED BY: KF | DEPARTMENT: ENG

ORIGINAL ISSUE
DATE: 2025.07.23

CURRENT SET ISSUE
DATE: 2026-01-29

PERMIT SET / CONSTRUCTION ISSUE
DATE: {XX.XX.XXXX}

DRAWING NUMBER:

P1.5

OF 5 SHEETS

KIER + WRIGHT PROJECT NUMBER: A16658-5

Z:\2016\A16658.6\DWG\ENTITLEMENTS\A16658-5-P1.UP.dwg [P1.5 PRELIMINARY UTILITY PLAN] Pot: Thursday, January 29, 2026 RYAN EFFERD

PRELIMINARY FIRE ACCESS PLAN
OF
ENTITLEMENT PLANS
FOR
ROCKLIN COSTCO FUEL FACILITY
COSTCO WHOLESALE CORP.
ROCKLIN, CALIFORNIA

DRAWN BY: KH	CHECKED BY: KF	DEPARTMENT: ENG

ORIGINAL ISSUE
DATE: 2025.07.23

CURRENT SET ISSUE
DATE: 2026.01.29

PERMIT SET / CONSTRUCTION ISSUE
DATE: (XX.XX.XXXX)

DRAWING NUMBER:
P1.6

SHEETS 5 OF

KIER+WRIGHT
10396 Old Placerville Road, Suite 100
Sacramento, CA 95827
Phone: (916) 538-1905
www.kierwright.com

NO.	REVISIONS	BY

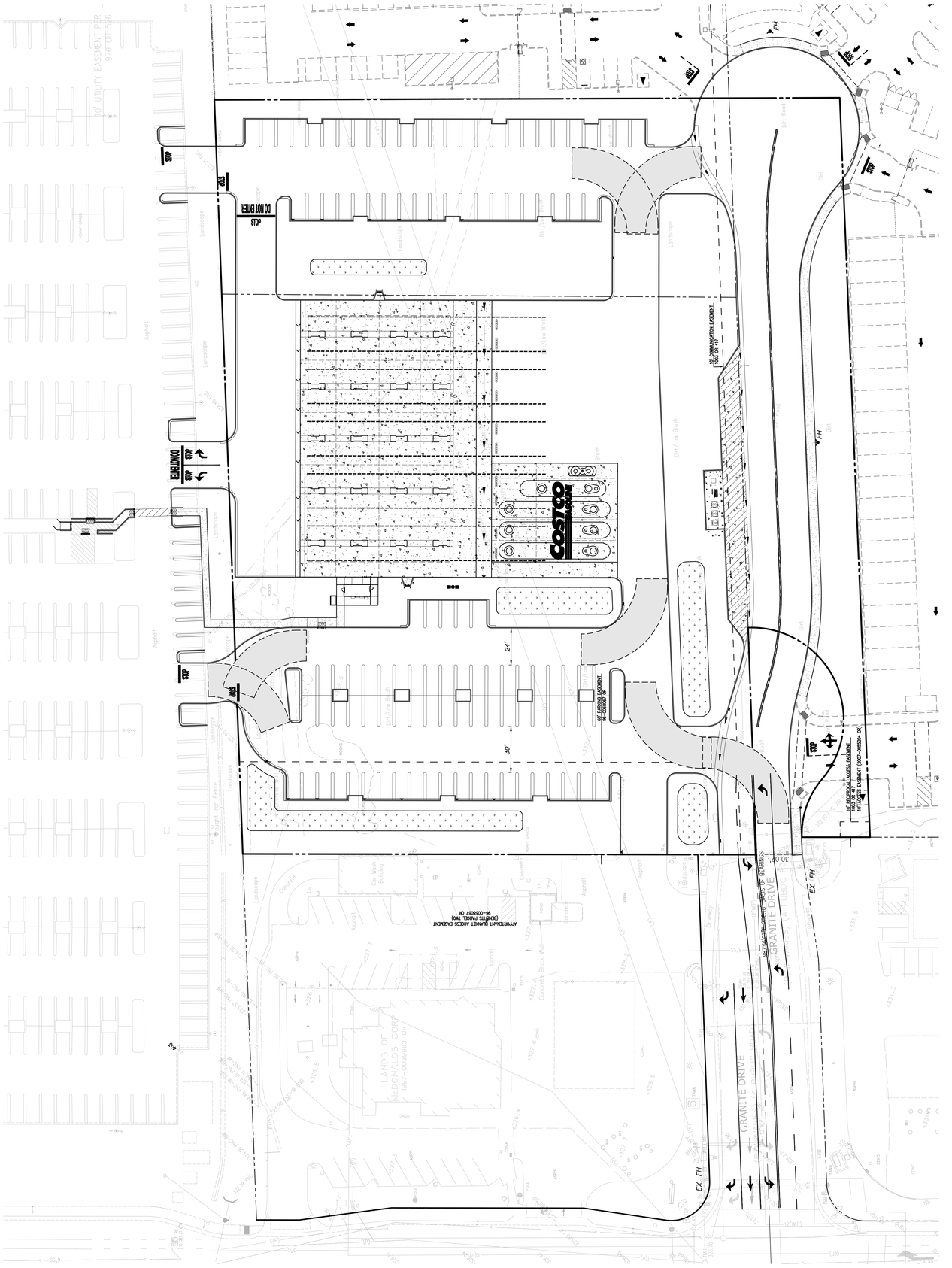
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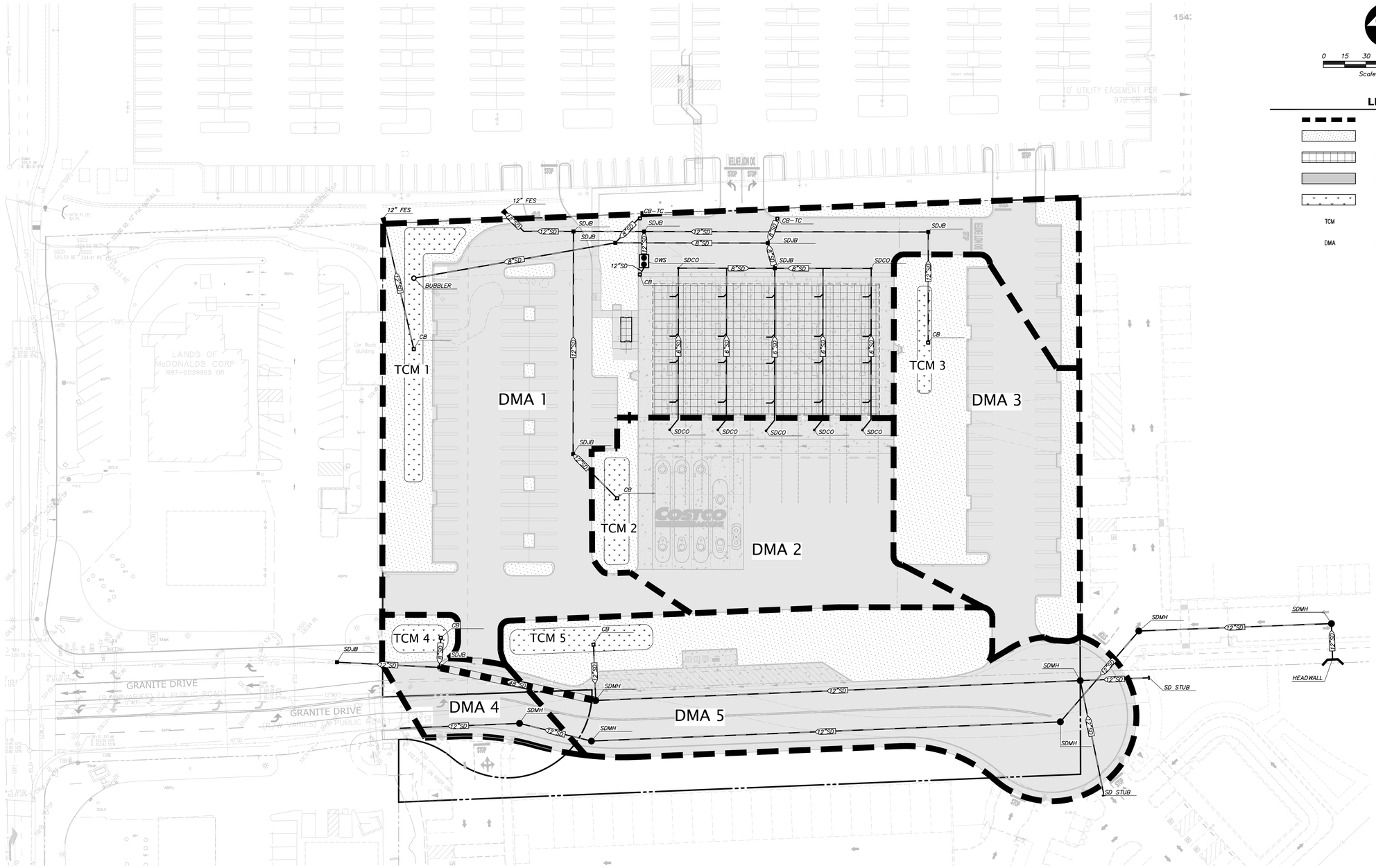
NORTH
Scale 1" = 30'
0 15 30 60 90

LEGEND

FIRE HYDRANT

R50'
20'
R32'
20'


DO NOT ENTER
STOP
DO NOT ENTER
STOP
Costco
24'
30'
FH
EX. FH
GRANITE DRIVE
LANDS OF McDONALDS CORP 1997-0039969 OR
APPURTENANT EMMET ACCESS EASEMENT (EIGHTY FIVE(2) TWO) 96-068067 OR
10' UTILITY EASEMENT PER 97-0041576
10' PEDESTRIAN ACCESS EASEMENT (2007-0000334 OR)
10' UTILITY EASEMENT (2007-0000334 OR)
10' UTILITY EASEMENT (2007-0000334 OR)
10' UTILITY EASEMENT (2007-0000334 OR)
TURNKEY NON-VEHICULAR ACCESS EASEMENT
10' UTILITY EASEMENT (2007-0000334 OR)
10' UTILITY EASEMENT (2007-0000334 OR)
10' UTILITY EASEMENT (2007-0000334 OR)



DMA Name	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Facility Name: TCM 1		
					Sizing factor	Minimum Facility Area (SF)	Proposed Facility Area (SF)
1	66,143	Paving	1.0	66,143			
	17,466	Landscape	0.1	1,747			
Total>				67,890	0.04	2716	2,797

DMA Name	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Facility Name: TCM 2		
					Sizing factor	Minimum Facility Area (SF)	Proposed Facility Area (SF)
2	25,192	Paving	1.0	25,192			
	3,033	Landscape	0.1	303			
Total>				25,496	0.04	1020	1,309

DMA Name	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Facility Name: TCM 3		
					Sizing factor	Minimum Facility Area (SF)	Proposed Facility Area (SF)
3	15,177	Paving	1.0	15,177			
	14,590	Landscape	0.1	1,459			
Total>				16,636	0.04	665	751

DMA Name	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Facility Name: TCM 3		
					Sizing factor	Minimum Facility Area	Proposed Facility
4	5,411	Paving	1.0	5,411			
	1,677	Landscape	0.1	168			
Total>				5,579	0.04	223	715

DMA Name	DMA Area (SF)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Facility Name: TCM 3		
					Sizing factor	Minimum Facility Area	Proposed Facility
5	28,553	Paving	1.0	28,553			
	13,911	Landscape	0.1	1,391			
Total>				29,944	0.04	1196	1,754

NO.	REVISIONS	BY

KIER+WRIGHT
10395 Old Placerville Road, Suite 100
Sacramento, CA 95827
Phone: (916) 538-1905
www.kierwright.com

PRELIMINARY STORM WATER QUALITY CONTROL PLAN

ENTITLEMENT PLANS
OF
ROCKLIN COSTCO FUEL FACILITY
FOR
COSTCO WHOLESALE CORP.
ROCKLIN, CALIFORNIA

DRAWN BY: KH | CHECKED BY: KF | DEPARTMENT: ENG

ORIGINAL ISSUE
DATE: 2025.07.23

CURRENT SET ISSUE
DATE: 2026.01.23

PERMIT SET / CONSTRUCTION ISSUE
DATE: (XX.XX.XXXX)

DRAWING NUMBER:
P1.7

KIER + WRIGHT PROJECT NUMBER: A16658-5

Z:\2016\A16658-5\DWG\ENTITLEMENTS\A16658-5-PS-SWM.dwg [C7.0 PRELIMINARY STORM WATER QUALITY CONTROL PLAN] Plot: Friday, January 23, 2026 RYAN EFERD



PRELIMINARY PLANT LEGEND:

Symbols	Botanical / Common Name	Size	WUCOLS	Comments
	Trees			
	Lagerstroemia hyb. 'Muskogee' / Muskogee (Lavender) Crape Myrtle	24" box	L	Matched Standards.
	Pistacia chinensis 'Keith Davey' / Keith Davey Pistache	24" box	L	Matched Standards.
	Quercus lobata / Valley Oak	24" box	L	Matched Standards.
	Quercus wislizenii / Interior Live Oak	24" box	L	Matched Standards.
	Zelkova serrata 'Village Green' / Village Green Zelkova	24" box	M	Matched Standards.
	Shrubs			
	Callistemon viminalis 'Little John' / Little John Bottlebrush	5 gal.	L	
	Elaeagnus pungens / Silverberry	15 gal.	L	
	Frangula californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	L	CA Native
	Grevillea lavandulacea 'Penola'/ Penola Lavender Grevillea	5 gal.	L	
	Rhus ovata/ Sugar Bush	15 gal.	L	CA Native
	Rosa meidrifora 'Coral Drift' / Coral Drift Shrub Rose	5 gal.	L/M	
	Rosa meigalpio 'Red Drift' / Red Drift Shrub Rose	5 gal.	L/M	
	Salvia leucantha 'Santa Barbara' Santa Barbara Sage	5 gal.	L	
	Perennials			
	Dianella revoluta 'Little Rev' / Little Rev Dianella	4" pot	L	
	Dietes vegeta 'Varigatum' / Variegated Fortnight Lily	5 gal.	L	
	Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal.	L	
	Ornamental Grasses			
	Festuca mairei/ Atlas Fescue	1 gal.	L	
	Festuca idahoensis 'Siskiyou Blue'/ Siskiyou Blue Grass	1 gal.	L	CA Native
	Pennisetum orientale / Oriental Fountain Grass	1 gal.	L	
	Groundcovers			
	Arctostaphylos 'Pacific Mist'/ Pacific Mist Arctostaphylos	1 gal.	L	CA Native
	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry	1 gal.	L	
	Lantana hyb. 'Spreading Sunset' / Red-Orange Lantana	1 gal.	L	
	Rosmarinus officinalis 'Prostratus'/ Prostrate Rosemary	1 gal.	L	
	Storm Water Treatment Planter			
	Chondropetalum tectorum/ Cape Rush	1 gal.	L	
	Iris douglasiana / Douglas Iris	1 gal.	L	CA Native
	Juncus patens 'Occidental Blue' / Occidental Blue California Gray Rush	1 gal.	L	CA Native
	Lomandra longifolia 'Breeze'/ Breeze Dwarf Mat Rush	1 gal.	L	

WUCOLS LEGEND:

L Low Water Use

M Moderate Water Use

IRRIGATION DESIGN STATEMENT:

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

LANDSCAPE DATA:

Shade Requirement:
Required: 50% Parking lot shading at 15 years.
Provided: 54.5%

NOTE:

3/4" size decorative accent rock mulch will be specified in all planter areas, except within designated bioretention planters.

DBA # P.328

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

ROCKLIN FUEL FACILITY

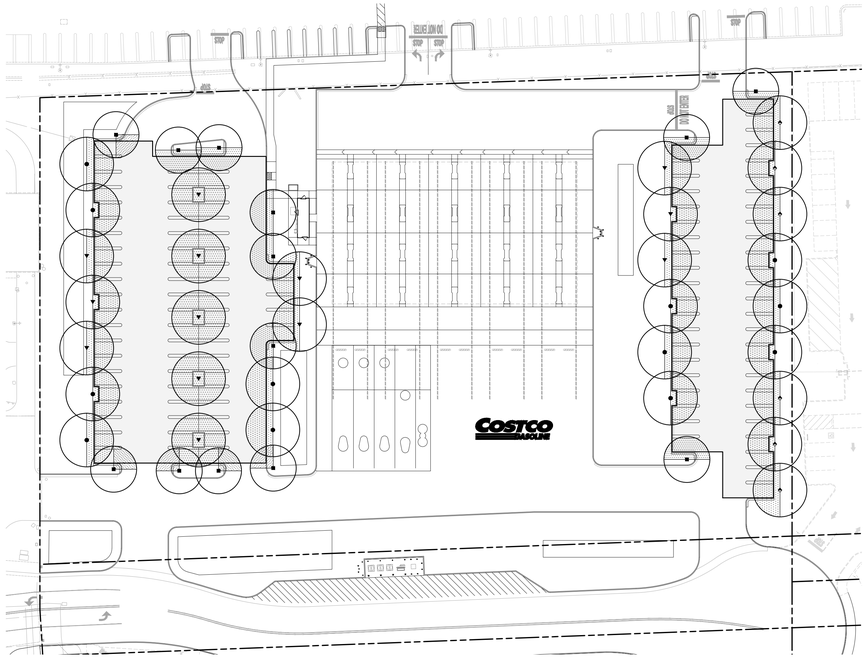
CONCEPT LANDSCAPE PLAN

0 10' 20' 40'

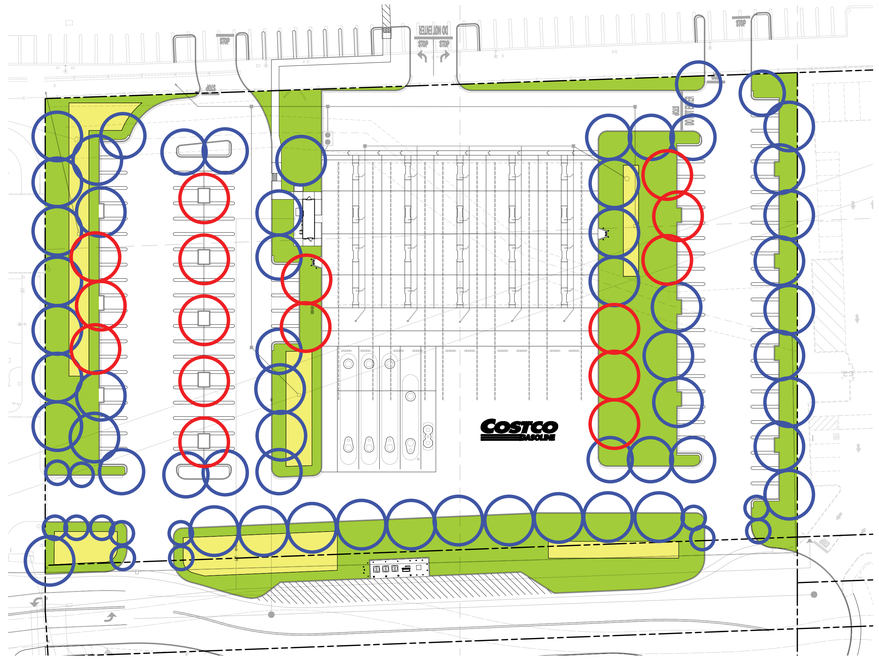
SCALE 1"= 20'

MARCH 27, 2026

NORTH



Parking Lot Shading Plan



Hydrozone Plan

Shade Tree Legend

Symbol	Botanical Name / Common Name	Tree Quantity	Coverage Percent (%)	15 Year Square Footage Per Tree	15 Year Square Footage Total
▪	Pistacia chinensis 'Keith Davey' / Keith Davey Pistache	8	50%	354	2,832
		5	25%	177	885
◆	Quercus lobata / Valley Oak	6	50%	481	2,886
●	Quercus wislizenii / Interior Live Oak	12	50%	481	5,772
▼	Zelkova serrata 'Village Green' / Village Green Zelkova	5	100%	962	4,810
		8	50%	481	3,848
				Total Shade = 21,033 S.F.	

Shade Totals:

Total Parking Area Aspalt: 38,564 SF.
Required Shade Area at 50%: 19,282 SF.

15 Year Provided Shade Area: 21,033 SF.
Percent Shade: **54.5%**

Area of Parking Area Asphalt

Area of Tree Shading

Total Landscape Area : 49,151 square feet

Maximum Applied Water Allowance (MAWA):

MAWA = (ETo) (0.62) [(0.45x LA) + (0.45 x SLA)]

MAWA = (52.2) (0.62) [(0.45 x 49,151) + (0.45 x 0)]
= **715,825 gallons per year**

Hydrozone 1
1,775 sq ft
Plant Factor 0.3

Hydrozone 2
400 sq ft
Plant Factor 0.5

Hydrozone 3
40,060 sq ft
Plant Factor 0.3

Hydrozone 4
9,091 sq ft
Plant Factor 0.3

Hydrozone Table

Hydrozone	Plant Water Use Type	Plant Factor (PF)	Irrigation Efficiency (IE)	Hydrozone Area (HA) (sq ft)	[PF x HA]/IE (sq ft)
Zone 1 - Trees (Drip)	Low	0.3	0.81	1,775	657
Zone 2 - Trees (Drip)	Moderate	0.5	0.81	400	247
Zone 3 - Shrubs (Drip)	Low	0.3	0.81	40,060	14,837
Zone 4 - Storm Water Treatment Planter (Spray)	Low	0.3	0.75	9,091	3,636
				Sum of [PF x HA]/IE =	19,377

Estimated Total Water Use (ETWU):

ETWU = (ETo) (0.62) [(PF x HA) / IE + SLA]

ETWU = (52.2) (0.62) (19,377)

Estimated Total Water Use = **627,117 gallons per year**

ETWU 627,117 is less than MAWA 715,825 - ETWU complies with MAWA

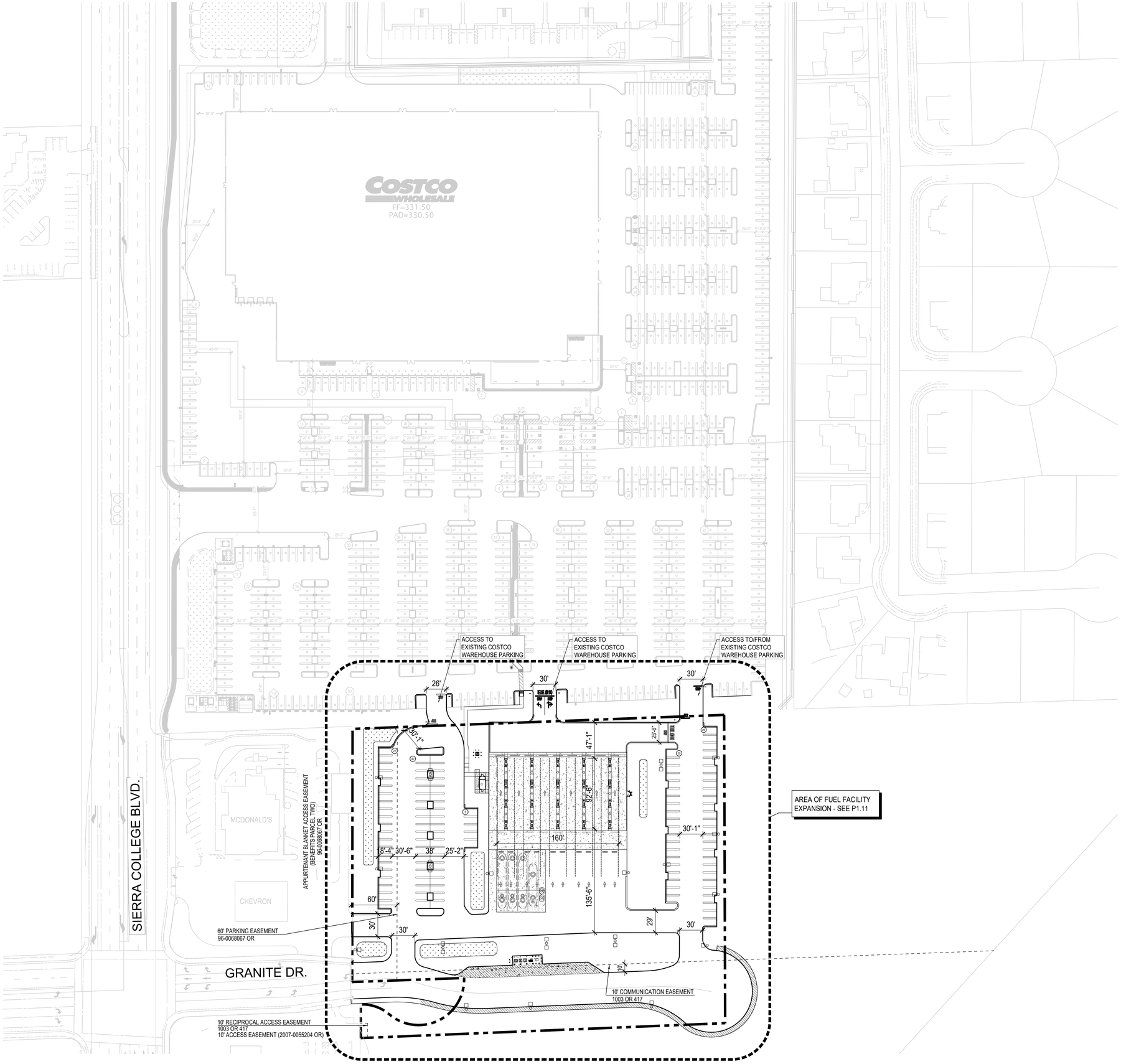
DBA # P.328

DB+A
DAVID BABCOCK + ASSOCIATES
ARCHITECTURE LANDSCAPE PLANNING
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

ROCKLIN FUEL FACILITY
LANDSCAPE DETAILS

0 20' 40' 80'
SCALE 1"= 40'
MARCH 27, 2026

NORTH



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SIERRA COLLEGE BLVD, GRANITE DR., ROCKLIN, CALIFORNIA, 95677

FUEL SITE DATA:

TOTAL FUEL SITE AREA:	4.43 ACRES (193,156 SF)
JURISDICTION:	CITY OF ROCKLIN
ZONING:	C-2

SETBACKS:	REQUIRED		ACTUAL	
	FRONT	15 ft.	FRONT	259 ft.
	SIDE	10 ft.	SIDE	139 ft(East)
	REAR	10 ft.		190ft (West)
			REAR	47 ft.

BUILDING DATA:

EXISTING WAREHOUSE BUILDING AREA:	153,374 S.F.
PROPOSED FUEL CANOPY AREA:	16,065 S.F.
PROPOSED CONTROLLER AREA:	127.5 S.F.

PARKING DATA:

EXISTING LOOMIS W/H PARKING DATA:

PARKING PROVIDED:

(#) 10' WIDE STALLS	844 STALLS
(#)ACC ACCESSIBLE STALLS	18 (5 VAN) STALLS
TOTAL PARKING	862 STALLS
NO. STALLS PER 1000 S.F. OF BUILDING AREA: (153,374 S.F.)	5.74 STALLS

PROPOSED COMBINED PARKING DATA:

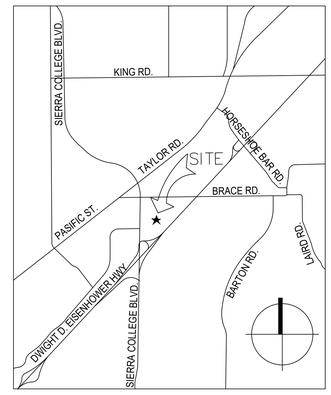
PARKING PROVIDED:

(#) 10' WIDE STALLS	939 STALLS
(#)ACC ACCESSIBLE STALLS (INCLUDING 5 VAN ACCESSIBLE STALLS)	18 STALLS
TOTAL PARKING	957 STALLS
NO. STALLS PER 1000 S.F. OF BUILDING AREA: (153,374 S.F.)	6.24 STALLS

NOTES:

1. EXISTING CONDITIONS TO BE FIELD VERIFIED.
2. PARKING COUNT SUMMARY:
   - 17 - DEMO (FROM LOOMIS WAREHOUSE SITE)
   - 112 - PROPOSED (ON ROCKLIN FUEL SITE)
   - TOTAL STALLS GAINED: 95

VICINITY MAP



0 25' 50' 100'

1" = 50'-0"

COSTCO WHOLESALE

ROCKLIN, CA
#1371

SIERRA COLLEGE BLVD, GRANITE DR.
ROCKLIN, CA, 95677

3333 Michelson Dr, Ste 100
Irvine, CA 92612

949 705 0700
MG2.com

MG2

25-6306-01
MARCH 27 , 2026

ARCHITECTURAL SITE PLAN

P1.10

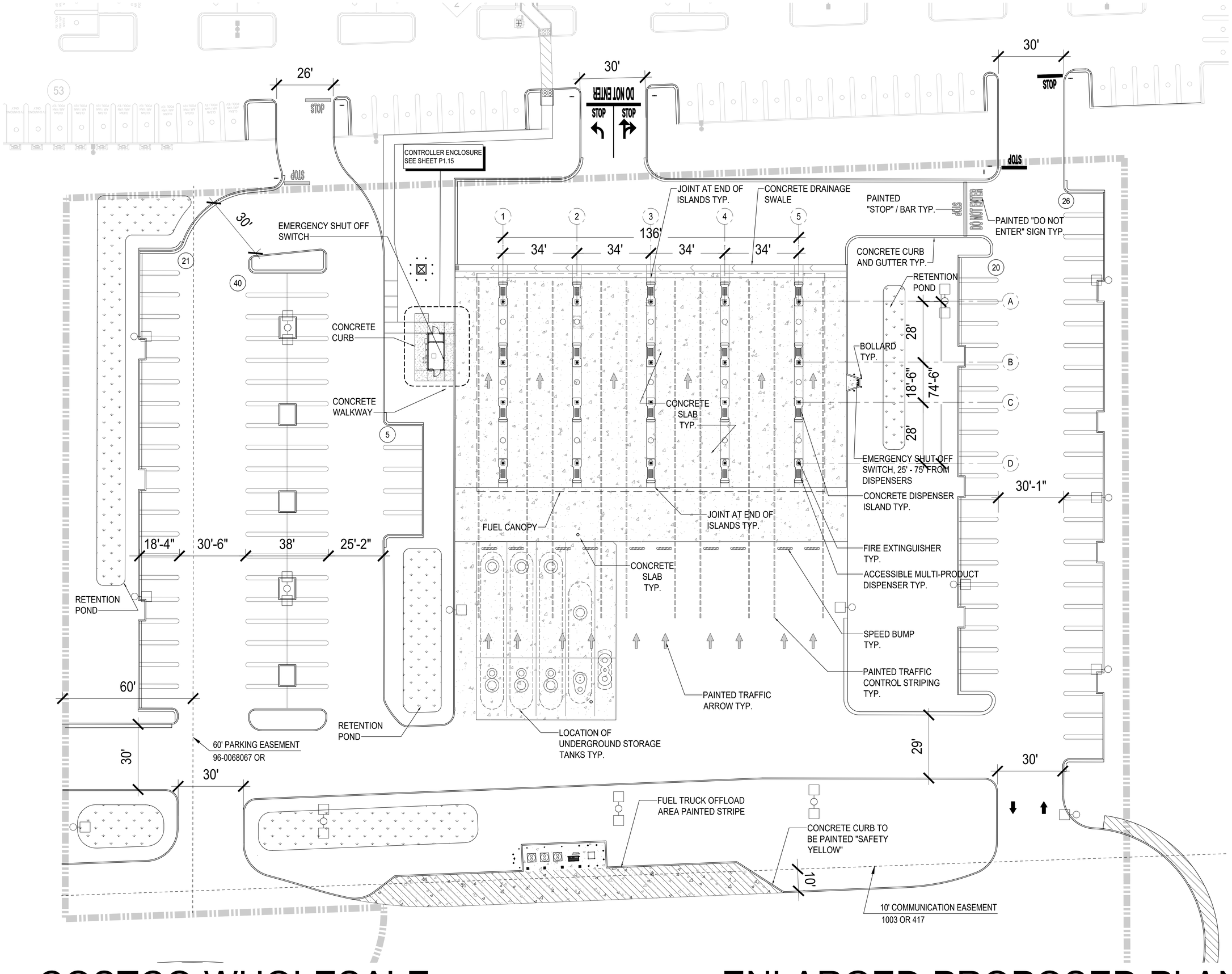
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COSTCO WHOLESALE

ROCKLIN , CALIFORNIA

ARCHITECTURAL SITE PLAN

MARCH 27 , 2026



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SIERRA COLLEGE BLVD, GRANITE DR., ROCKLIN, CALIFORNIA, 95677

FUEL SITE DATA:

TOTAL FUEL SITE AREA:	4.43 ACRES (193,156 SF)
JURISDICTION:	CITY OF ROCKLIN
ZONING:	C-2

SETBACKS:	REQUIRED		ACTUAL	
	FRONT	15 ft.	FRONT	259 ft.
	SIDE	10 ft.	SIDE	139 ft(East)
	REAR	10 ft.		190ft (West)
			REAR	47 ft.

BUILDING DATA:

EXISTING WAREHOUSE BUILDING AREA:	153,374 S.F.
PROPOSED FUEL CANOPY AREA:	16,065 S.F.
PROPOSED CONTROLLER AREA:	127.5 S.F.

PARKING DATA:

EXISTING LOOMIS W/H PARKING DATA:

PARKING PROVIDED:

(#) 10' WIDE STALLS	844 STALLS
(#)ACC ACCESSIBLE STALLS	18 (5 VAN) STALLS
TOTAL PARKING	862 STALLS
NO. STALLS PER 1000 S.F. OF BUILDING AREA: (153,374 S.F.)	5.74 STALLS

PROPOSED COMBINED PARKING DATA:

PARKING PROVIDED:

(#) 10' WIDE STALLS	939 STALLS
(#)ACC ACCESSIBLE STALLS (INCLUDING 5 VAN ACCESSIBLE STALLS)	18 STALLS
TOTAL PARKING	957 STALLS
NO. STALLS PER 1000 S.F. OF BUILDING AREA: (153,374 S.F.)	6.24 STALLS

NOTES:

1. EXISTING CONDITIONS TO BE FIELD VERIFIED.
2. PARKING COUNT SUMMARY:
   - 17 - DEMO (FROM LOOMIS WAREHOUSE SITE)
   - 112 - PROPOSED (ON ROCKLIN FUEL SITE)
   - TOTAL STALLS GAINED: 95

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

ROCKLIN, CA
#1371

SIERRA COLLEGE BLVD, GRANITE DR.
ROCKLIN, CA, 95677

3333 Michelson Dr, Ste 100
Irvine, CA 92612

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25-6306-01
MARCH 27 , 2026

ENLARGED
PROPOSED PLAN

P1.11

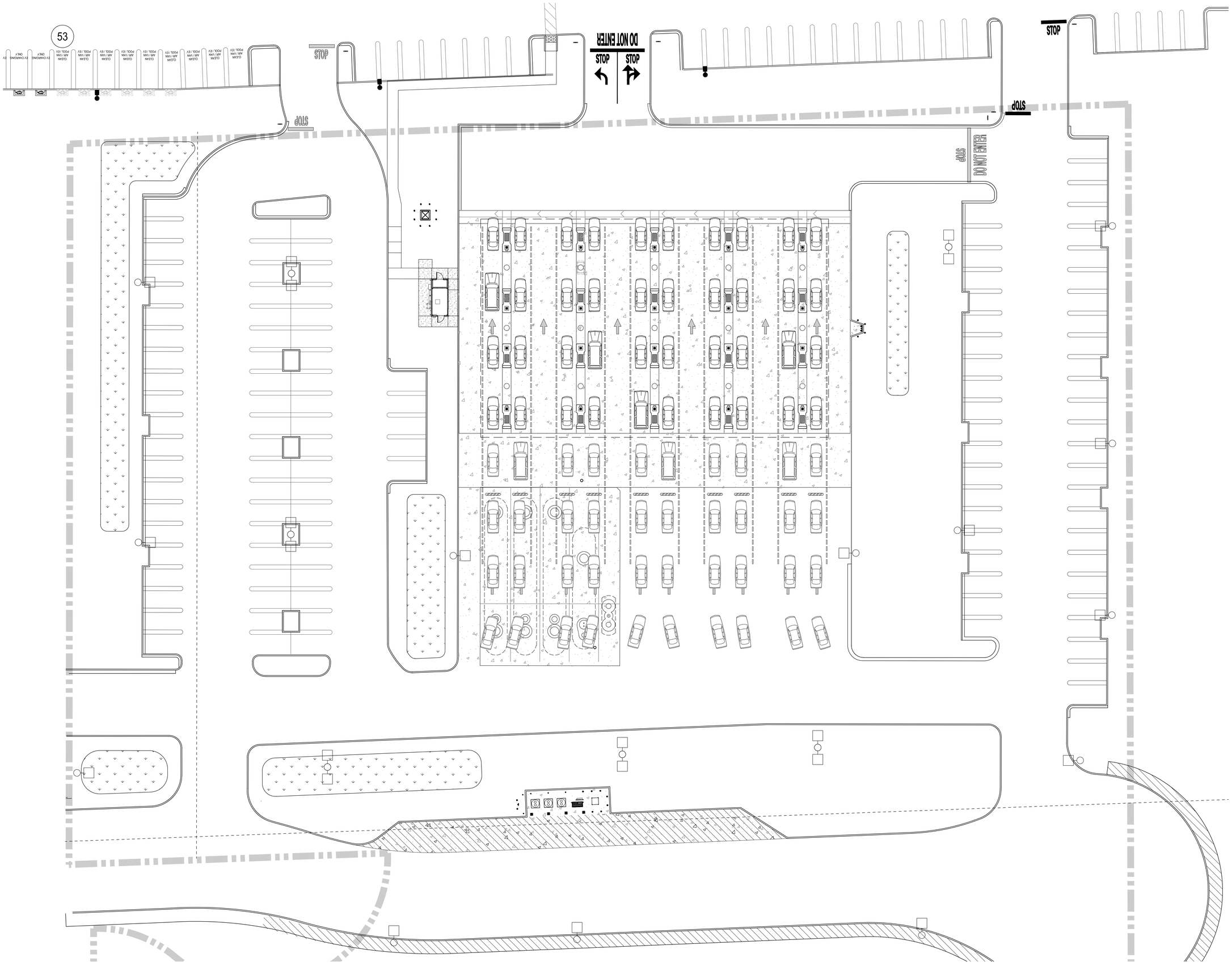
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COSTCO WHOLESALE

ROCKLIN , CALIFORNIA

ENLARGED PROPOSED PLAN

MARCH 27 , 2026



CONCEPTUAL STACKING	
CARS @ DISPENSERS	40
CARS STACKING	40
TOTAL CARS IN AREA	80

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

ROCKLIN, CA
#1371

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ROCKLIN, CA. 95677

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STACKING PLAN

P1.12

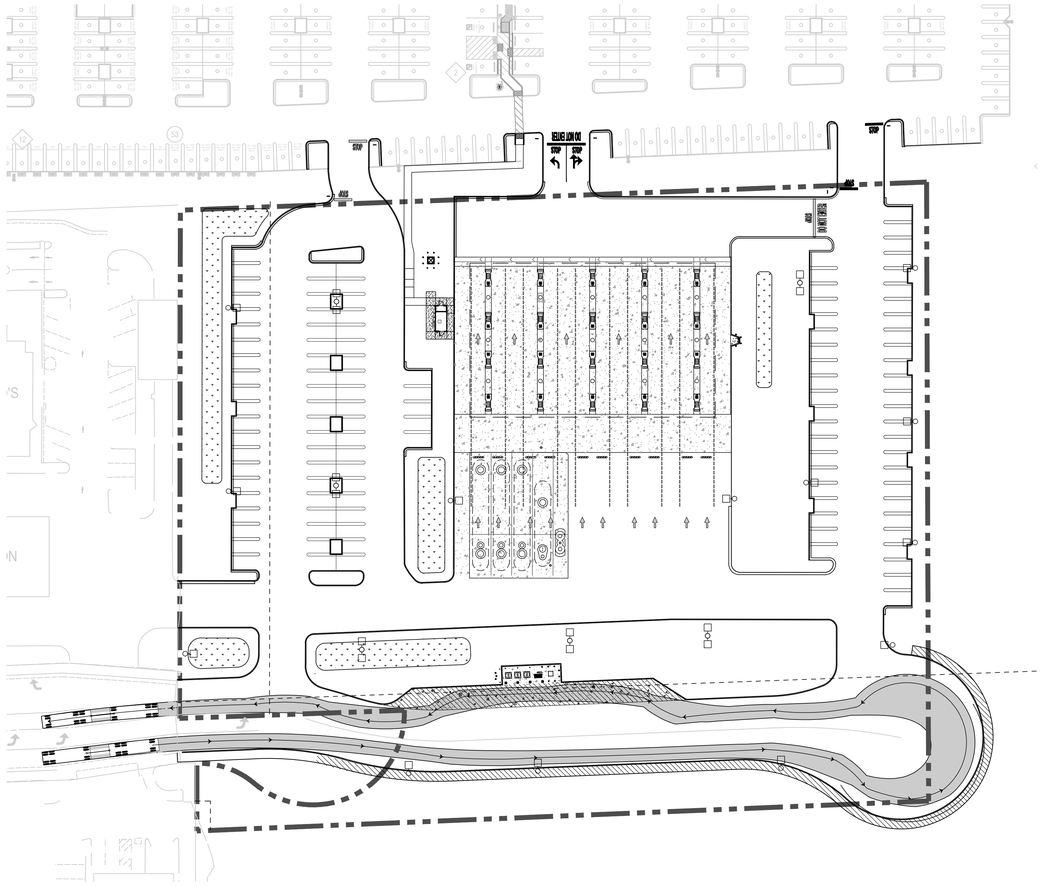
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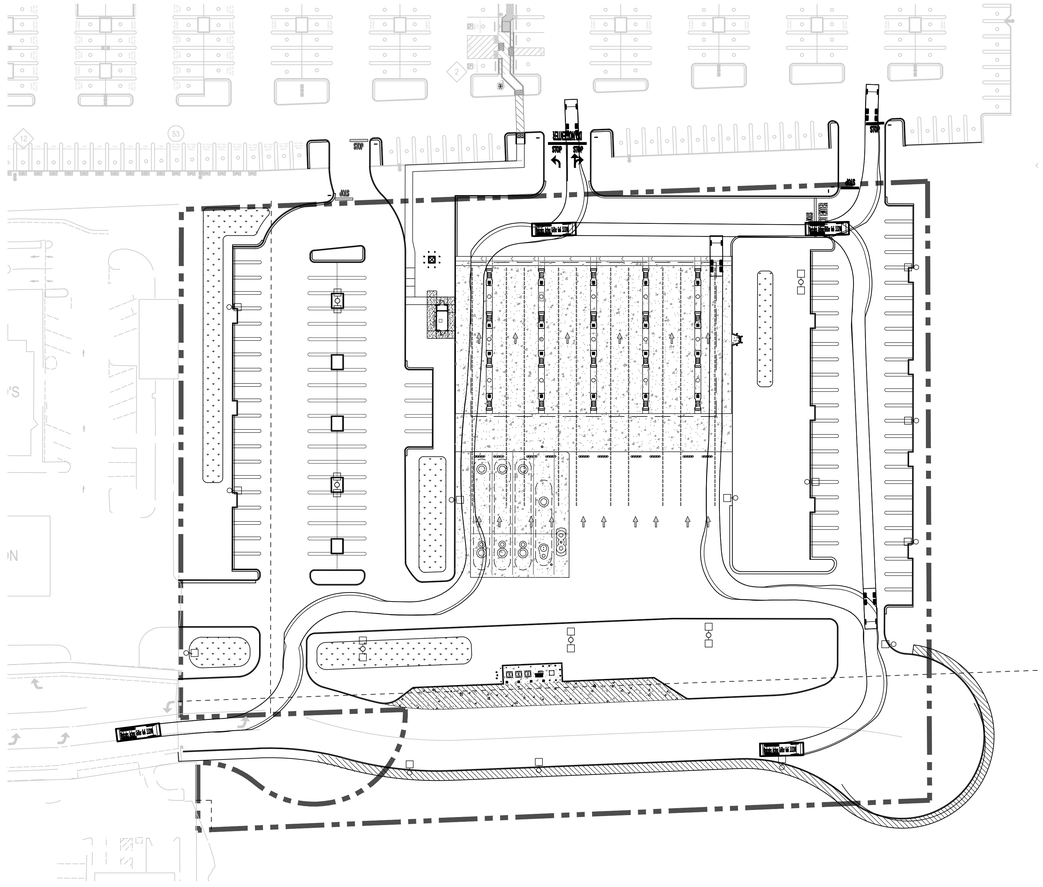
ROCKLIN , CALIFORNIA

STACKING PLAN

MARCH 27 , 2026



1 FUEL TRUCK ROUTE PLAN
SCALE: 1" = 40'-0"



2 BOX TRUCK ROUTE PLAN
SCALE: 1" = 40'-0"

0 20' 40' 80'
1" = 40'-0"

COSTCO WHOLESALE

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FUEL TRUCK
ROUTE PLAN

P1.13

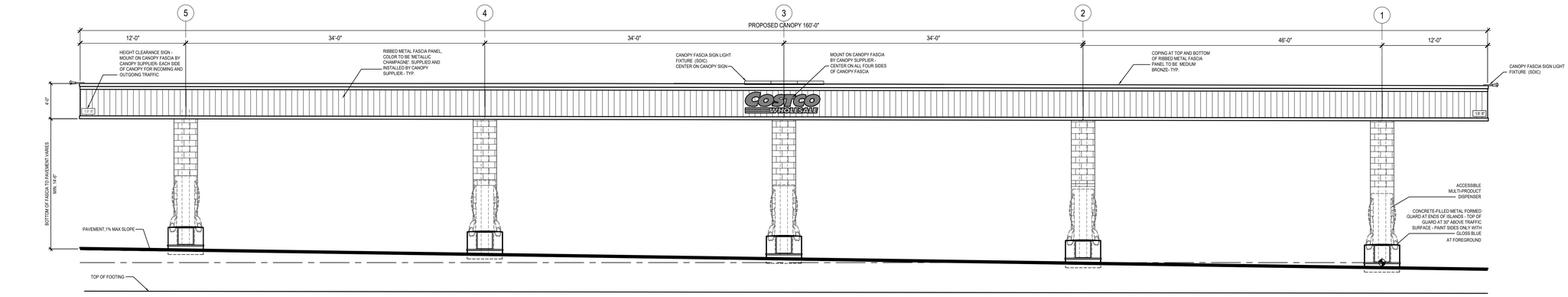
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COSTCO WHOLESALE

ROCKLIN , CALIFORNIA

TRUCK ROUTE PLAN

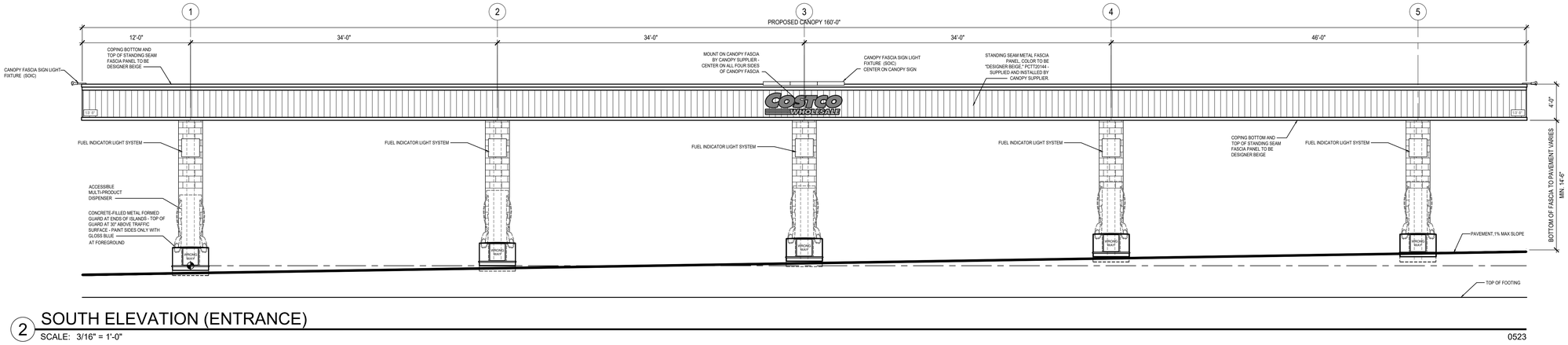
MARCH 27 , 2026



1 NORTH ELEVATION (EXIT)

SCALE: 3/16" = 1'-0"

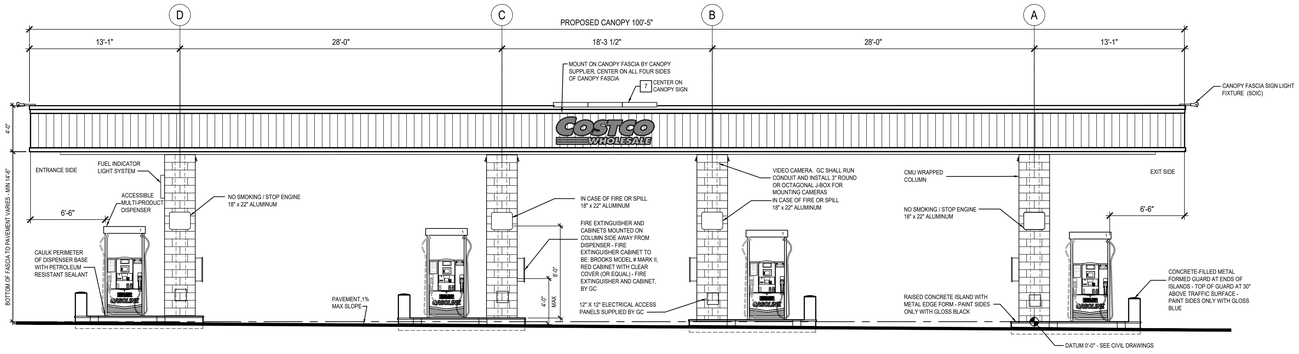
0523



2 SOUTH ELEVATION (ENTRANCE)

SCALE: 3/16" = 1'-0"

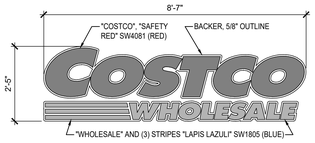
0523



3 EAST ELEVATION (WEST SIMILIAR)

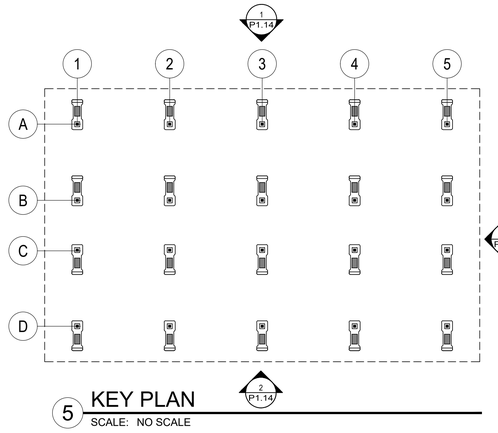
SCALE: 3/16" = 1'-0"

0523



4 CANOPY SIGN

SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216



5 KEY PLAN

SCALE: NO SCALE

0 5'-3" 10'-6"

3/16" = 1'-0"

COSTCO WHOLESALE

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CONCEPT ELEVATIONS

P1.14

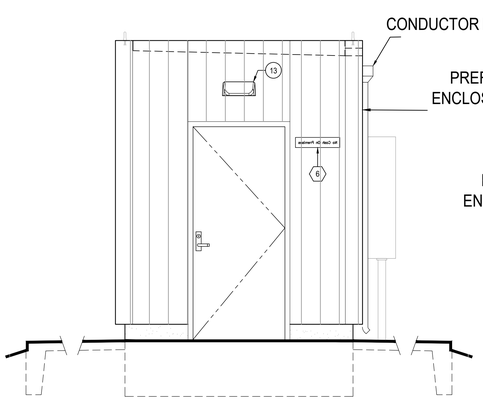
COSTCO WHOLESALE

ROCKLIN , CALIFORNIA

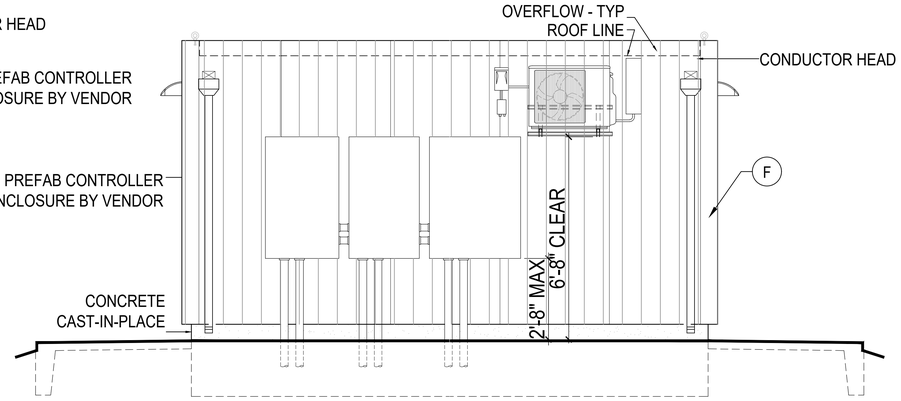
CONCEPT ELEVATIONS

MARCH 27 , 2026

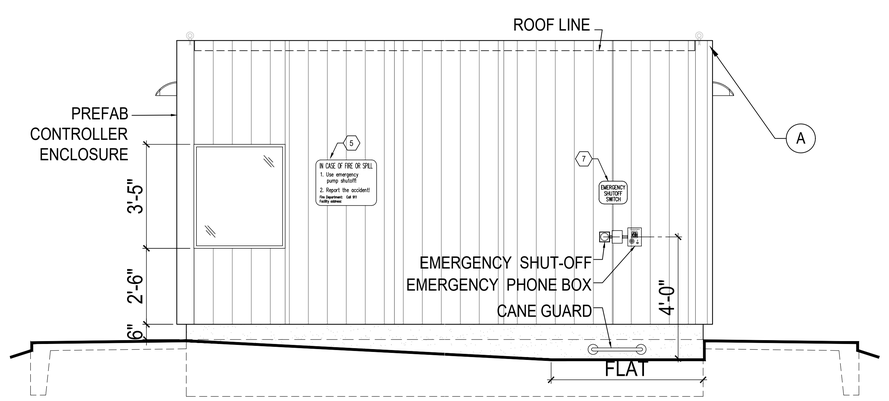
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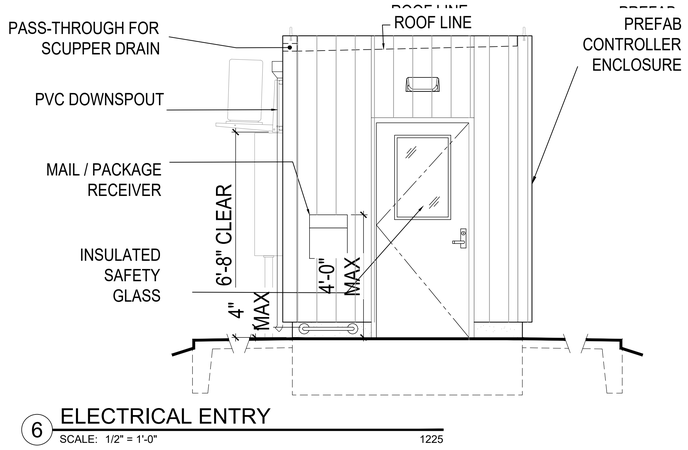
1 STORAGE ENTRY
SCALE: 1/2" = 1'-0" 1225



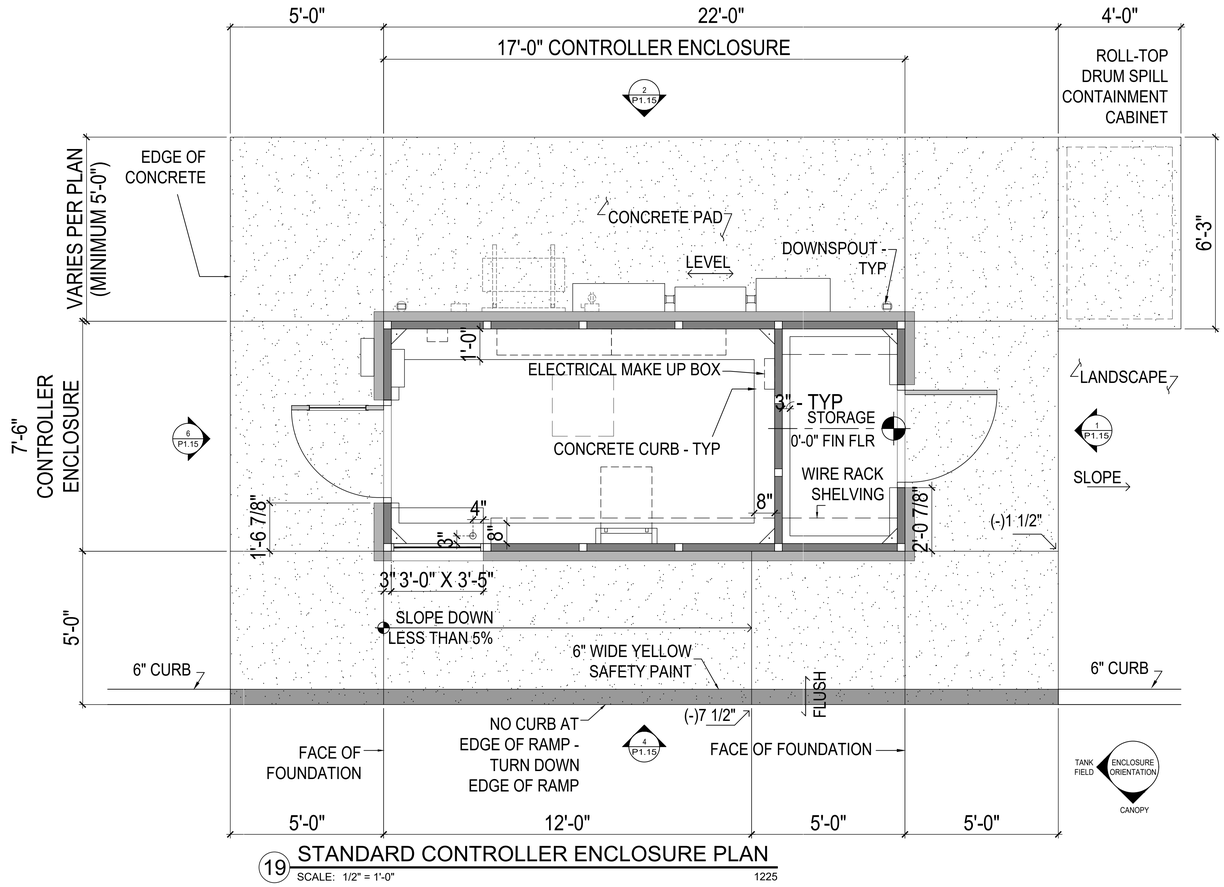
2 SIDE FACING AWAY FROM CANOPY
SCALE: 1/2" = 1'-0" 1225



4 SIDE FACING CANOPY
SCALE: 1/2" = 1'-0" 1225



6 ELECTRICAL ENTRY
SCALE: 1/2" = 1'-0" 1225



19 STANDARD CONTROLLER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0" 1225

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

COSTCO WHOLESALE
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#1371

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MARCH 27 , 2026

CONTROLLER ENCLOSURE

P1.15

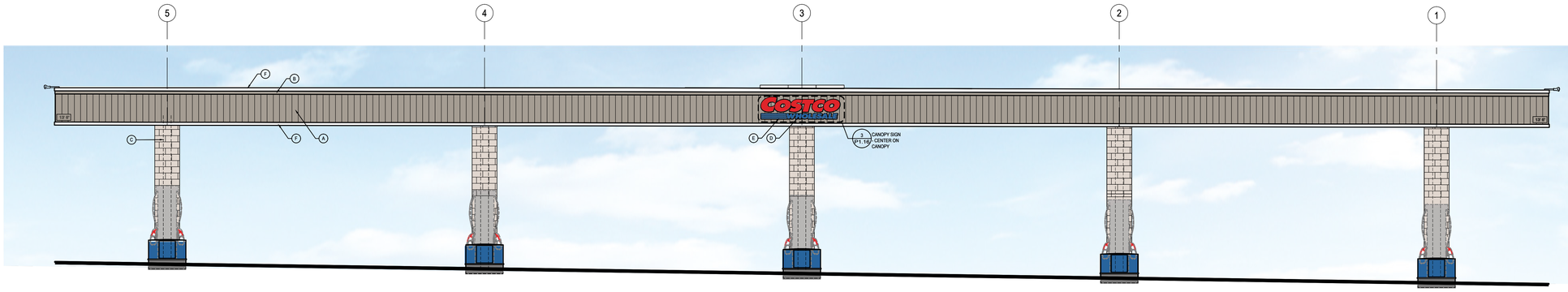
COSTCO WHOLESALE

ROCKLIN , CALIFORNIA

CONTROLLER ENCLOSURE

MARCH 27 , 2026

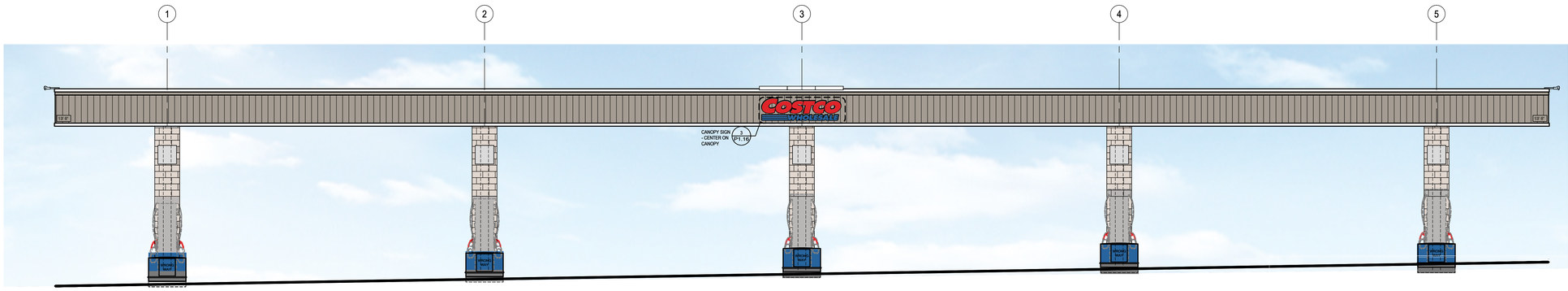
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1 NORTH ELEVATION (EXIT)

SCALE: 3/16" = 1'-0"

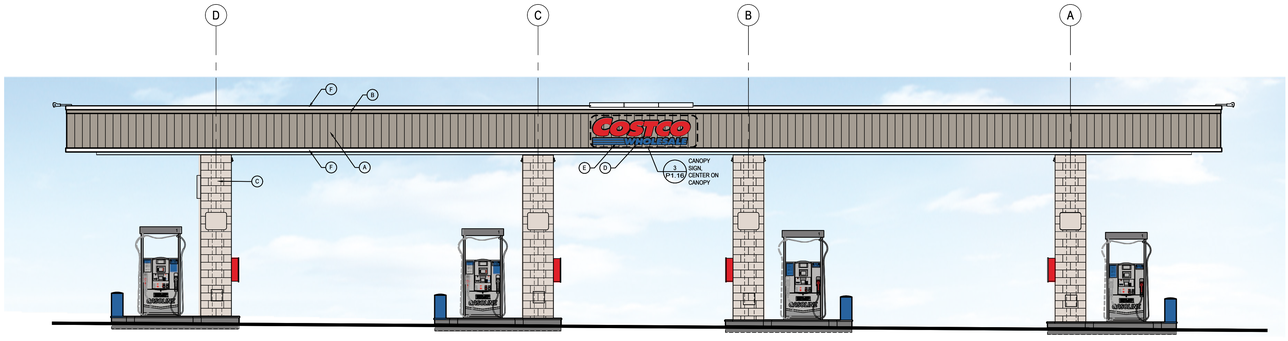
0523



2 SOUTH ELEVATION (ENTRANCE)

SCALE: 3/16" = 1'-0"

0523



3 EAST ELEVATION (WEST SIMILIAR)

SCALE: 3/16" = 1'-0"

0523

MATERIALS

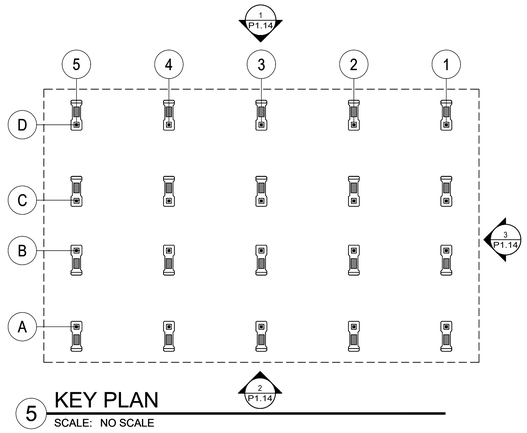
A	B	C	D	E	F
RIBBED METAL FASCIA PANEL, COLOR TO BE 'METALLIC CHAMPAGNE'. TO MATCH EXISTING SUPPLIED AND INSTALLED BY CANOPY SUPPLIER - TYP.	COPING AT TOP AND BOTTOM OF RIBBED METAL FASCIA PANEL TO BE MEDIUM BRONZE- TYP.	SPLIT FACE CMU COLUMN WRAP. COLOR 'METALLIC CHAMPAIGN' TO MATCH EXISTING TYP.	SAFETY RED SW4081 SHERWIN WILLIAMS	LAPIZ LAZULI SW1805 SHERWIN WILLIAMS	WHITE ELEMENT TO MATCH WAREHOUSE



4 CANOPY SIGN

SCALE: 1/2" = 1'-0"

1216



5 KEY PLAN

SCALE: NO SCALE

0 5'-3" 10'-6"

3/16" = 1'-0"

COSTCO WHOLESALE

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MARCH 27 , 2026

COLORED
ELEVATIONS

P1.16

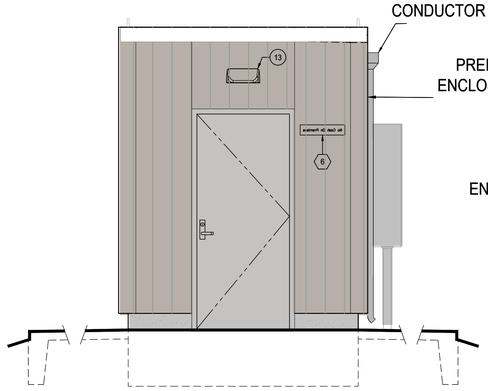
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COSTCO WHOLESALE

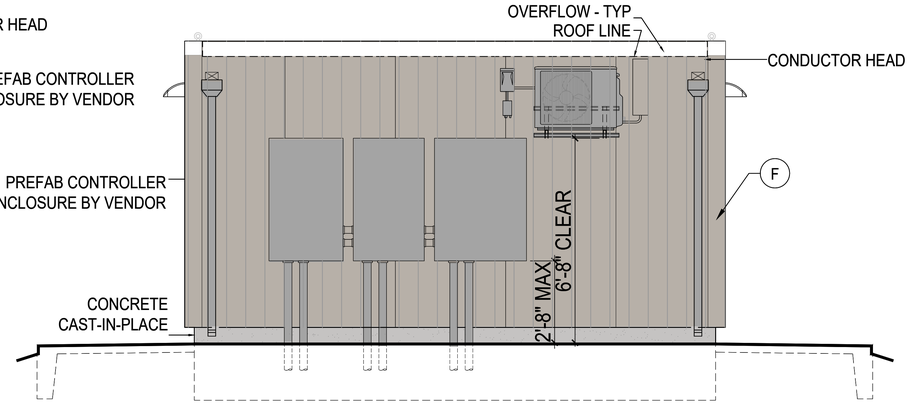
ROCKLIN , CALIFORNIA

COLORED ELEVATIONS

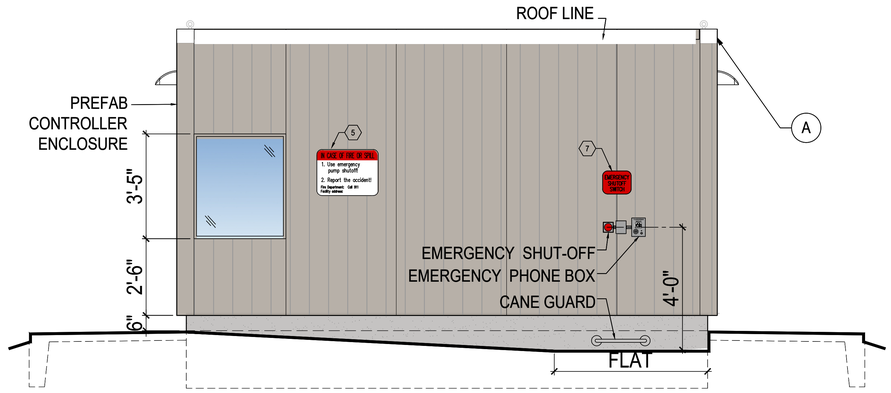
MARCH 27 , 2026



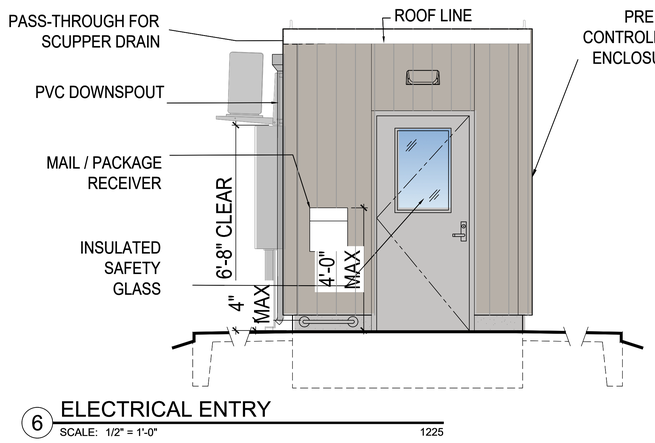
1 STORAGE ENTRY
SCALE: 1/2" = 1'-0" 1225



2 SIDE FACING AWAY FROM CANOPY
SCALE: 1/2" = 1'-0" 1225



4 SIDE FACING CANOPY
SCALE: 1/2" = 1'-0" 1225



6 ELECTRICAL ENTRY
SCALE: 1/2" = 1'-0" 1225

MATERIALS

A
PRE-FAB METAL ENCLOSURE
RIBBED METAL PANEL, COLOR TO BE 'METALLIC CHAMPAGNE' TO MATCH EXISTING

A
WHITE ELEMENT
TO MATCH WAREHOUSE

*NOTE: GC TO CONFIRM FINAL PAINT COLOR WITH COSTCO.

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

COSTCO WHOLESALE

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COLORED CONTROLLER ENCLOSURE

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COSTCO WHOLESALE

ROCKLIN , CALIFORNIA

CONTROLLER ENCLOSURE COLORED ELEVATIONS

MARCH 27 , 2026

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e)6, §180.1(a) and §180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 1 of 8)**
Project Address:	**Date Prepared:** 2026-01-29T16:40:52-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Loomis	04	Total Illuminated Hardscape Area (ft²)	618380
02	Climate Zone	11			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● Retail ● Warehouse					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☐ New Lighting System	Must Comply with Allowances from §140.7 / §170.2(e)6		
☒ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	● Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 2 of 8)**
	Date Prepared: 2026-01-29T16:40:52-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1 / §170.2(e)6 (See Table I)	+	Per Application §140.7(d)2 / §170.2(e)6 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 / §170.2(e)6 (See Table L)	+	Per Specific Area §140.7(d)2 / §170.2(e)6 (See Table M)	OR	Existing Power Allowance §141.0(b)2L / § 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
3,649.2	+	---	+	---	+	---	+	4,756	OR	---	=	8,405.2	≥	8,261	COMPLIES
Shielding Compliance (See Table G for Details)															COMPLIES
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 3 of 8)**
	Date Prepared: 2026-01-29T16:40:52-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per §140.7(a) / §170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) /§160.5(c) [4]	Field Inspector	
										Pass	Fail
GA	Fuel Canopy	☐ Linear	82	Mfr. Spec	58	New	☐	4,756	Provided	☐	☐
P	LED pole light	☐ Linear	149	Mfr. Spec	12	New	☐	1,788	Provided	☐	☐
P1	LED pole light	☐ Linear	101	Mfr. Spec	4	New	☐	404	Provided	☐	☐
P2	LED pole light	☐ Linear	101	Mfr. Spec	11	New	☐	1,111	Provided	☐	☐
P3	LED pole light	☐ Linear	101	Mfr. Spec	2	New	☐	202	Provided	☐	☐
							Total Design Watts:	8261			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)/ §160.5(c)

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 4 of 8)**
	Date Prepared: 2026-01-29T16:40:52-05:00

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03			04			05		06		07	08	09		10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating[2]			Uplight Rating[2]					Glare Rating (Lumens)[2]								Field Inspector	
		Mounting Height[1]	Max Allowable Backlight Rating [3]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating [3]	Uplight Rating Per Design			Mounting Height[1]	Max Allowable Glare Rating [3]	Glare Rating Per Design						Pass	Fail
GA	Fuel Canopy	2 MH from property line	No Limit	B3	Area Lighting	U0	U0			> 2 MH from property line	G3	G1						☐	☐
P	LED pole light	2 MH from property line	No Limit	B5	Area Lighting	U0	U0			> 2 MH from property line	G3	G3						☐	☐
P1	LED pole light	2 MH from property line	No Limit	B1	Area Lighting	U0	U0			> 2 MH from property line	G3	G3						☐	☐
P2	LED pole light	2 MH from property line	No Limit	B1	All other outdoor lighting, including decorative	U3	U0			> 2 MH from property line	G3	G3						☐	☐
P3	LED pole light	2 MH from property line	No Limit	B2	Area Lighting	U0	U0			> 2 MH from property line	G3	G3						☐	☐

[1] FOOTNOTES: Mounting Height is labeled MH in this table.
[2] Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b)/ §160.5(c)
[3] BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 5 of 8)**
	Date Prepared: 2026-01-29T16:40:52-05:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1 / §160.5(c)	Auto-Schedule §130.2(c)2 / §160.5(c)	Motion Sensor §130.2(c)3 / §160.5(c)	Field Inspector	
				Pass	Fail
Fuel Hardscape: "P"	Astronomical Timer	Provided	NA: >=24 ft	☐	☐
Fuel Hardscape: "P1"	Astronomical Timer	Provided	NA: >=24 ft	☐	☐
Fuel Hardscape: "GA"	Astronomical Timer	Provided	Provided	☐	☐
Fuel Hardscape: "P2"	Astronomical Timer	Provided	NA: >=24 ft	☐	☐
Fuel Hardscape: "P3"	Astronomical Timer	Provided	NA: >=24 ft	☐	☐

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 6 of 8)**
	Date Prepared: 2026-01-29T16:40:52-05:00

I. LIGHTING POWER ALLOWANCE (per §140.7 /§170.2(e))

This table includes areas using allowance calculations per §140.7 /§170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01						
	"Use it or lose it" Allowance (select all that apply) (select all that apply)					
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☒ Per Specific Area Table M		

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Fuel Hardscape	150000	0.021	3150	2496	0.2	499.2	3649.2
					Initial Wattage Allowance for Entire Site (Watts):		
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		3649.2

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 7 of 8)**
	Date Prepared: 2026-01-29T16:40:52-05:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This table includes areas using the wattage allowance per specific area from Table 140.7-B /Table 170.2-S. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		Specific Area (ft²)[1]	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Fuel Canopy	SalesCanopy	14800	0.62	9205.6	GA	82	58	4,756	4756
							Total Design Watts for this Area:	4756	
							Total Allowance (Watts) All Areas:		4756

[1] FOOTNOTES: See Table 140.7-B /Table 170.2-S for rules for calculating the specific areas (ft² for these additional lighting allowances.
[2] For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-LTO-E**

Project Name: Loomis CA New Fuel Facility	**Report Page:** **(Page 8 of 8)**
Project Address:	**Date Prepared:** 2026-01-29T16:40:52-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: TEI Electrical — Joel Mortenson P.E.	Documentation Author Signature:
Company: T.E.I., Inc	Signature Date: 1/29/2026
Address: 830 N. Riverside Dr.Suite 200	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Renton, WA 98057	Phone: (425)970-3753

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a copy of the completed Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: TEI Electrical	Responsible Person Signature:
Responsible Person Scope: Joel Mortenson P.E.	
Company: T.E.I., Inc	Date Signed: 1/29/2026
Address:	License:
City/State/Zip: Renton, WA 98057	Phone: (425)970-3753

FOR QA REVIEW, NOT FOR CONSTRUCTION

ISSUE DATE: OCTOBER 2025 | REVISION DATE: | DRAWN: BGT | CHECKED: JGM

T.E., Inc.
830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

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ARCHITECT REFERENCE NO:

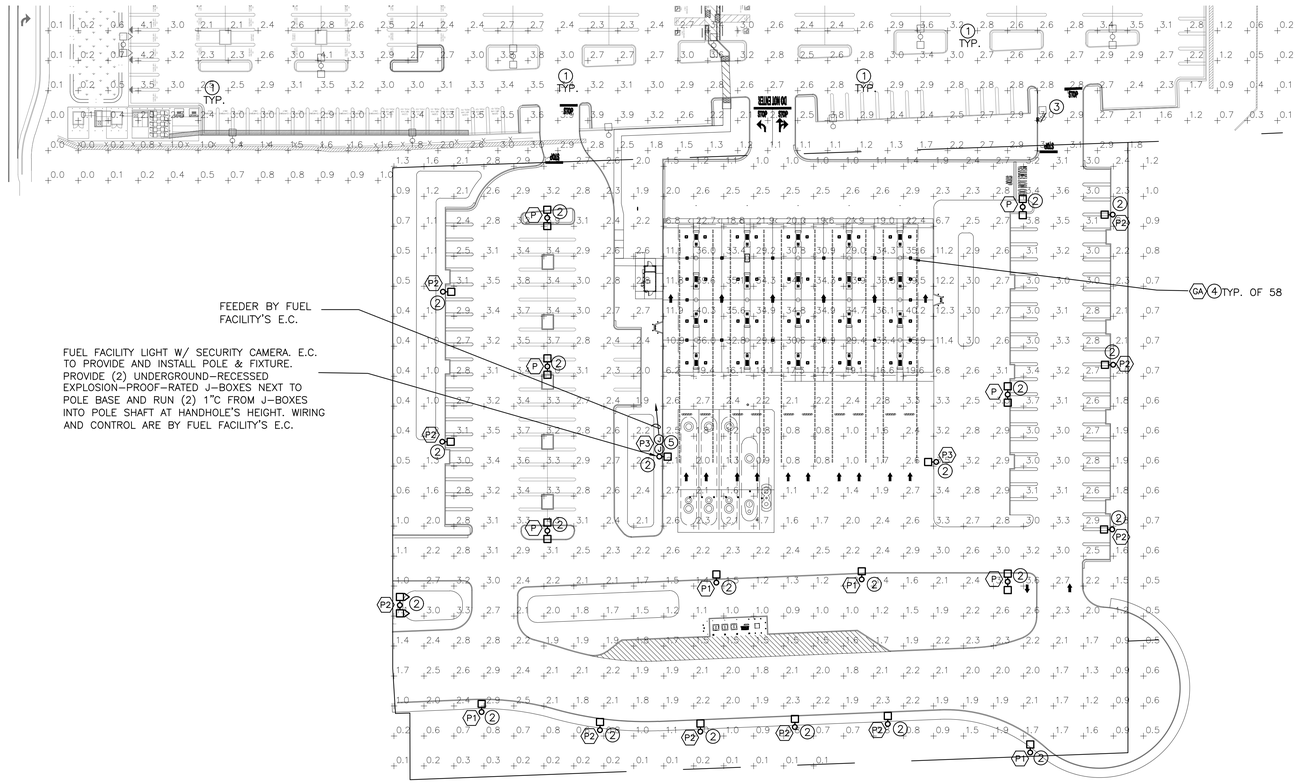
NEW FUEL FACILITY
WAREHOUSE #1371
4101 SIERRA COLLEGE BOULEVARD
LOOMIS, CA 95650

COSTCO WHOLESALE

TITLE 24

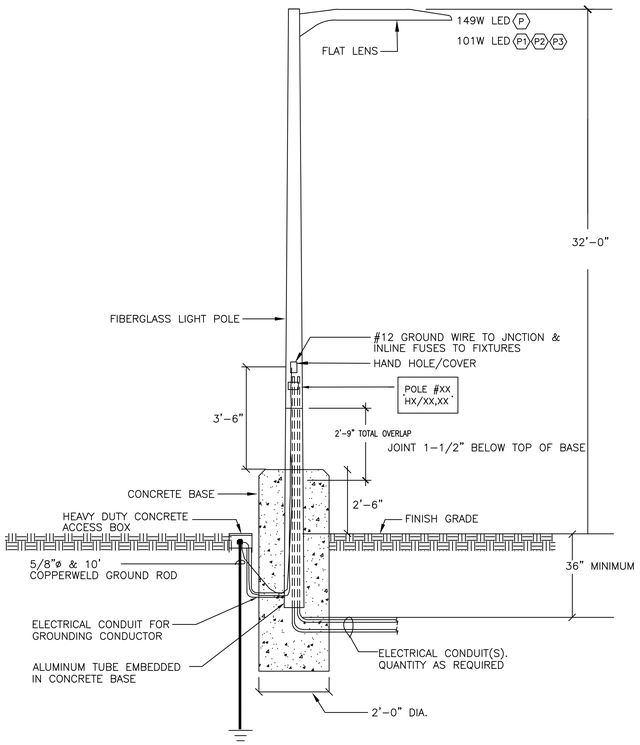
PROJECT NO:25-703

P1-18



SITE LIGHTING PLAN

SCALE: 1" = 40'-0"



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS SO.2 FOR DETAILS.

EXISTING POLE DETAIL

SCALE: NTS

SYMBOL LEGEND

- POLE LIGHT
- GAS CANOPY LIGHT
- POLE LIGHT WITH ROTATED OPTICS

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS
GA	TECHLIGHT	CSL-S-C-FL-82-1-WH	LED	SURFACE	86	~17' MOUNTING HEIGHT.
P	COOPER	GALN-SB3C-740-U-5WQ-BZ (40K COLOR TEMP.)	LED	POLE	149	NEW 32'-0" ROUND TAPERED FIBERGLASS / FIBER GLASS POLE (MANUFACTURER: VALMONT). NUMBER OF HEADS SHALL BE PER PLAN. SEE DETAIL SHEET SE-1. FIXTURE SHALL BE POWDER PAINTED, ELECTRO-STATIC APPLICATION POLE SHALL HAVE A MIN EPA=10 FOR 100 MPH WIND.
P1	COOPER	GALN-SB2C-740-U-SL3-HSS-BZ (40K COLOR TEMP.)	LED	POLE	101	
P2	COOPER	GALN-SB2C-740-U-T4W-HSS-BZ (40K COLOR TEMP.)	LED	POLE	101	
P3	COOPER	GALN-SB2C-740-U-T4FT-HSS-BZ (40K COLOR TEMP.)	LED	POLE	101	

PLAN NOTES:

1. EXISTING POLE AND FIXTURE TO REMAIN.
2. NEW POLE, BASE AND LIGHT FIXTURE.
3. EXISTING POLE AND BASE TO BE DEMOLISHED.
4. NEW GAS CANOPY FIXTURES.
5. E.C. TO SEAL UNDERGROUND CONDUITS WITHIN 10' OF ENTERING GROUND ON BOTH ENDS. SEAL POLE AND ASSOCIATED J-BOX. PROVIDE EXPLOSION-PROOF-RATED J-BOX AND OTHER ELECTRICAL DEVICES NEAR FUELING FACILITY. REFER TO NEC ARTICLE 514.

FOR QA REVIEW, NOT FOR CONSTRUCTION

DRAWN: BGT CHECKED: JGM

REVISION DATE:

ISSUE DATE: OCTOBER 2025

ARCHITECT REFERENCE NO:

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PROJECT NO:25-703

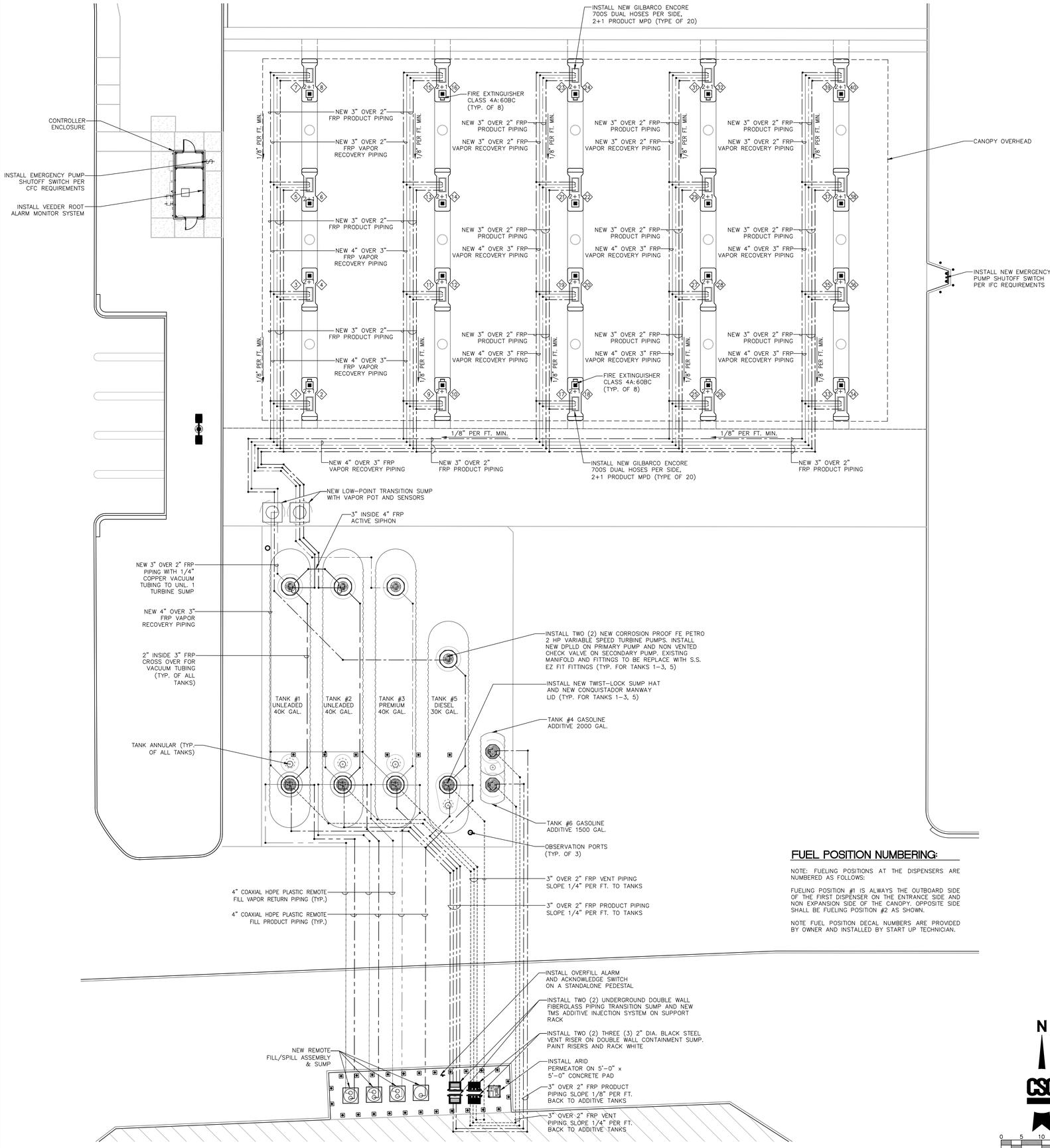
SITE ELECTRICAL PLAN

T.E., Inc.
830 N. RIVERSIDE DRIVE
SUITE #200 RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

NEW FUEL FACILITY

WAREHOUSE #1371
4101 SIERRA COLLEGE BOULEVARD
LOOMIS, CA 95650

COSTCO WHOLESALE



CONCEPTUAL TANK AND PIPING PLAN FOR SITE EXPANSION

FUEL POSITION NUMBERING:

NOTE: FUELING POSITIONS AT THE DISPENSERS ARE NUMBERED AS FOLLOWS:

FUELING POSITION #1 IS ALWAYS THE OUTBOARD SIDE OF THE FIRST DISPENSER ON THE ENTRANCE SIDE AND NON EXPANSION SIDE OF THE CANOPY. OPPOSITE SIDE SHALL BE FUELING POSITION #2 AS SHOWN.

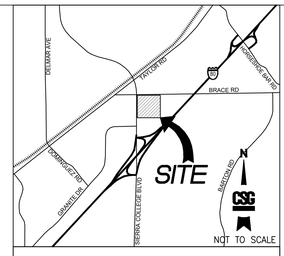
NOTE FUEL POSITION DECAL NUMBERS ARE PROVIDED BY OWNER AND INSTALLED BY START UP TECHNICIAN.

N

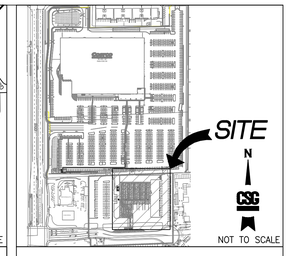
CSG

0 5 10 20

1" = 10'



VICINITY MAP



LOCATOR MAP

PIPING LEGEND

- 3" OVER 2" DOUBLE WALL FIBERGLASS GASOLINE PRODUCT PIPING (N.O.V. RED THREAD)
- 3" OVER 2" DOUBLE WALL FIBERGLASS ADDITIVE PRODUCT PIPING (N.O.V. RED THREAD)
- 3" OVER 2" DOUBLE WALL FIBERGLASS VENT PIPING (N.O.V. RED THREAD)
- 3" OVER 2" DOUBLE WALL FIBERGLASS VAPOR RECOVERY PIPING (N.O.V. RED THREAD)
- 4" COAXIAL HDPE PLASTIC REMOTE FILL PRODUCT PIPING (UPP)
- 4" COAXIAL HDPE PLASTIC REMOTE FILL VAPOR PIPING (UPP)
- (#) INDICATES DISPENSER NUMBERING AND POSITION

NOTE:
CONTRACTOR ASSUMES RESPONSIBILITY TO ASSURE THAT THE OPERABLE SYSTEM MEETS THE DESIGN INTENT AND THE CONTRACTOR IS PERMITTED TO ADJUST SIZES AND CUTS BASED ON ACTUAL FIELD CONDITIONS AND INSTALLATION TECHNIQUES.

- PRODUCT, VAPOR AND VENT PIPING IS TO SLOPE TOWARD TANK 1/8" PER FOOT MINIMUM, 1/4" PER FOOT PREFERRED. SIPHON AND VENT STACK PIPING TO SLOPE 1/4" PER FOOT.
- SECONDARY CONTAINMENT PIPING IS SHOWN BY NOTE ONLY, NOT GRAPHICALLY. ALL PRODUCT, VENT AND VAPOR RECOVERY PIPING TO BE DOUBLE CONTAINMENT FIBERGLASS PIPE.
- IT IS THE INTENT OF THIS DESIGN TO PROVIDE A TANK & PIPING SYSTEM COMPLIANT WITH AB-2481 REQUIREMENTS FOR CONTINUOUS MONITORING OF ALL TANK & PIPING SYSTEM COMPONENTS. ALL DOUBLE WALL PRODUCT, VENT AND VAPOR PIPING SHALL BE MONITORED VIA CONTINUOUS VACUUM MONITORING. ALL TANK TURBINE SUMPS, FILL SUMPS AND DISPENSER SUMPS SHALL BE MONITORED BY CONTINUOUS HYDROSTATIC SENSORS. ALL TANKS ANNULAR SPACES SHALL BE MONITORED BY CONTINUOUS HYDROSTATIC SENSORS. ALL MONITORING DEVICES & SYSTEMS SHALL BE CERTIFIED FOR USE IN CA UNDER LG-113 AND THE NATIONAL LEAK DETECTION WORKGROUP.

CAUTION:

POTENTIAL UTILITY CONFLICT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY CONFLICT NOTE THE EXISTING WATER, STORM, AND SANITARY SEWER SERVICE SHOWN IS APPROXIMATE, BASED ON FIELD SURVEYS AND "AS-BUILT" RECORDS. THE GENERAL CONTRACTOR SHALL "POTHOLE" THE EXISTING UTILITIES TO VERIFY THE DIAMETER AND LOCATION (INCL. ELEVATIONS) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF THE EXISTING PIPE OR INCOMPATIBILITY OF THE DESIGN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE OWNERS ENGINEERS. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

DRAWING DISCLAIMER NOTE

THIS SITE PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE REPORT, SURVEY, OR LEGAL DESCRIPTION. CORE STATES GROUP, INC. DOES NOT WARRANT THE ACTUAL LOCATION OF PROPERTY LINES AND SETBACKS NOR THE LOCATION OF EXISTING UNDERGROUND PIPING AND EQUIPMENT. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO VERIFY PROPERTY LINES AND SETBACK DISTANCES WHERE THEY MAY AFFECT THE PLACEMENT OF NEW EQUIPMENT AS A PART OF THIS PROJECT. THE DRAWING REFLECTS EXISTING SITE CONDITIONS AS PROVIDED BY COSTCO FROM ARCHIVE RECORDS.

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

BARGHAUSEN | CORE STATES

CORESTATES, INC

CALIFORNIA ENGINEERING
CERTIFICATE OF AUTHORIZATION

PROGRESS PRINT NOT FOR CONSTRUCTION

1/29/2026 4:00 PM

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THEREFORE, THE LOCATIONS SHOWN ARE APPROXIMATE AND NOT EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:

COSTCO ROCKLIN
4101 Sierra College Blvd
Loomis, CA 95650

COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	ISC
Reviewed:	OV
Sheet Date:	1/19/26
Proj. Number:	18059

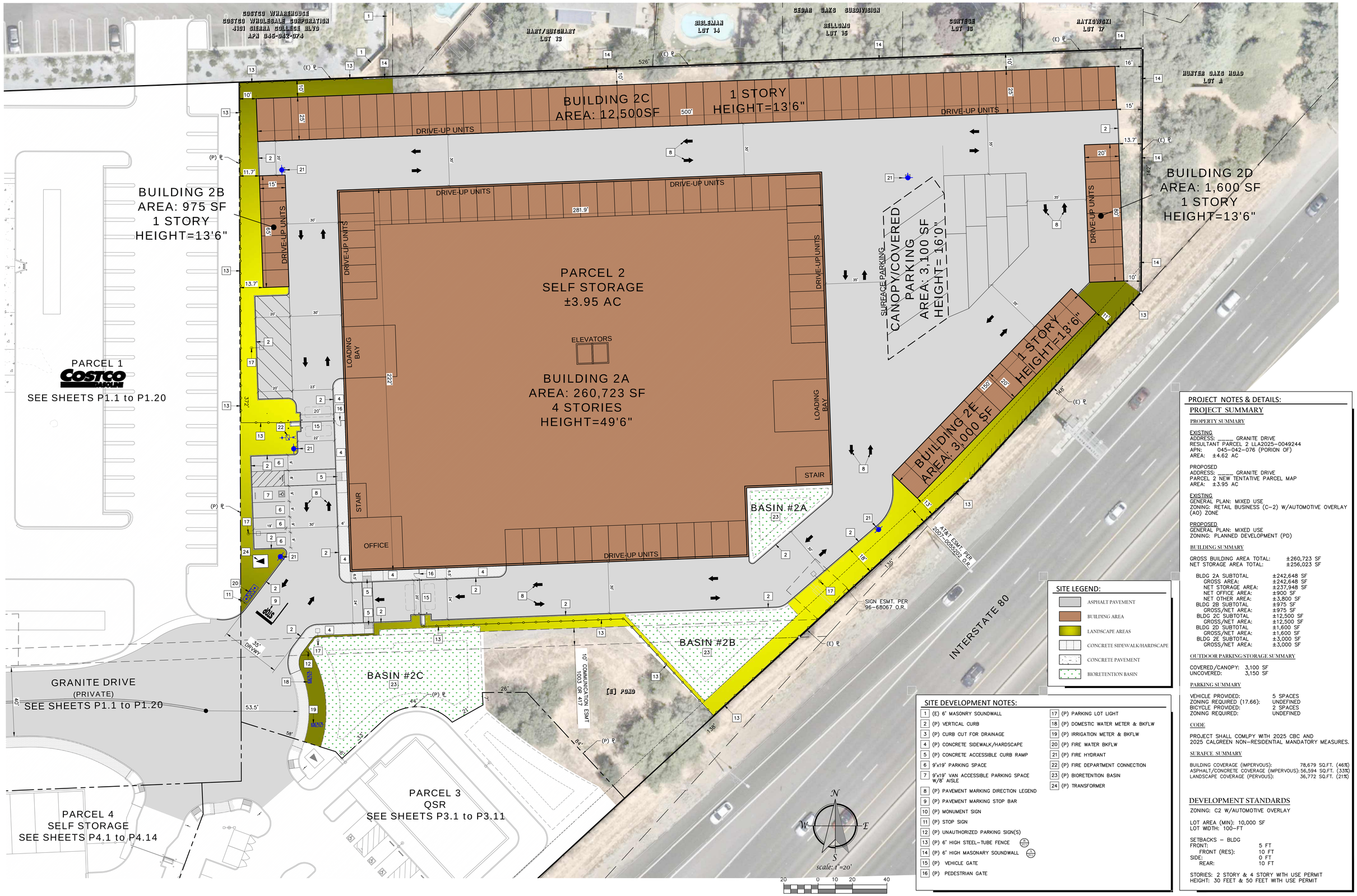
Sheet Title:

CONCEPTUAL TANK AND PIPING SITE PLAN

Sheet Number:

P1.20

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SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

SITE DEVELOPMENT NOTES:

1. (E) 6' MASONRY SOUNDWALL
2. (P) VERTICAL CURB
3. (P) CURB CUT FOR DRAINAGE
4. (P) CONCRETE SIDEWALK/HARDSCAPE
5. (P) CONCRETE ACCESSIBLE CURB RAMP
6. 9'x19' PARKING SPACE
7. 9'x19' VAN ACCESSIBLE PARKING SPACE W/8' AISLE
8. (P) PAVEMENT MARKING DIRECTION LEGEND
9. (P) PAVEMENT MARKING STOP BAR
10. (P) MONUMENT SIGN
11. (P) STOP SIGN
12. (P) UNAUTHORIZED PARKING SIGN(S)
13. (P) 6' HIGH STEEL-TUBE FENCE
14. (P) 6' HIGH MASONARY SOUNDWALL
15. (P) VEHICLE GATE
16. (P) PEDESTRIAN GATE
17. (P) PARKING LOT LIGHT
18. (P) DOMESTIC WATER METER & BKFLW
19. (P) IRRIGATION METER & BKFLW
20. (P) FIRE WATER BKFLW
21. (P) FIRE HYDRANT
22. (P) FIRE DEPARTMENT CONNECTION
23. (P) BIORETENTION BASIN
24. (P) TRANSFORMER

PROJECT NOTES & DETAILS:

PROJECT SUMMARY

PROPERTY SUMMARY

EXISTING
ADDRESS: _____ GRANITE DRIVE
RESULTANT PARCEL 2 LLA2025-0049244
APN: 045-042-076 (PORION OF)
AREA: ±4.62 AC

PROPOSED
ADDRESS: _____ GRANITE DRIVE
PARCEL 2 NEW TENTATIVE PARCEL MAP
AREA: ±3.95 AC

EXISTING
GENERAL PLAN: MIXED USE
ZONING: RETAIL BUSINESS (C-2) W/AUTOMOTIVE OVERLAY (AO) ZONE

PROPOSED
GENERAL PLAN: MIXED USE
ZONING: PLANNED DEVELOPMENT (PD)

BUILDING SUMMARY

GROSS BUILDING AREA TOTAL:	±260,723 SF
NET STORAGE AREA TOTAL:	±256,023 SF
BLDG 2A SUBTOTAL	±242,648 SF
GROSS AREA:	±242,648 SF
NET STORAGE AREA:	±237,948 SF
NET OFFICE AREA:	±900 SF
NET OTHER AREA:	±3,800 SF
BLDG 2B SUBTOTAL	±975 SF
GROSS/NET AREA:	±975 SF
BLDG 2C SUBTOTAL	±12,500 SF
GROSS/NET AREA:	±12,500 SF
BLDG 2D SUBTOTAL	±1,600 SF
GROSS/NET AREA:	±1,600 SF
BLDG 2E SUBTOTAL	±3,000 SF
GROSS/NET AREA:	±3,000 SF

OUTDOOR PARKING/STORAGE SUMMARY

COVERED/CANOPY:	3,100 SF
UNCOVERED:	3,150 SF

PARKING SUMMARY

VEHICLE PROVIDED:	5 SPACES
ZONING REQUIRED (17.66):	UNDEFINED
BICYCLE PROVIDED:	2 SPACES
ZONING REQUIRED:	UNDEFINED

CODE

PROJECT SHALL COMLPY WITH 2025 CBC AND 2025 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES.

SURAFCE SUMMARY

BUILDING COVERAGE (IMPERVOUS):	78,679 SQ.FT. (46%)
ASPHALT/CONCRETE COVERAGE (IMPERVOUS):	56,594 SQ.FT. (33%)
LANDSCAPE COVERAGE (PERVOUS):	36,772 SQ.FT. (21%)

DEVELOPMENT STANDARDS

ZONING: C2 W/AUTOMOTIVE OVERLAY

LOT AREA (MIN): 10,000 SF
LOT WIDTH: 100-FT

SETBACKS - BLDG

FRONT:	5 FT
FRONT (RES):	10 FT
SIDE:	0 FT
REAR:	10 FT

STORIES: 2 STORY & 4 STORY WITH USE PERMIT
HEIGHT: 30 FEET & 50 FEET WITH USE PERMIT

GRANITE DRIVE COMMERCIAL — PARCEL 2 - PRELIMINARY SITE PLAN — P2.1

Granite Drive & Hwy 80
Rocklin, California

Proposed By:

PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:

PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

P:\Projects\390-026\02 DWG\B- Planning\F6\P2.1 Parcel 2 Pre Site Plan.dwg, Chris, 14:12:57, 03-30-26

6' MASONARY SOUNDWALL



6' STEEL TUBE FENCE



BIKE RACK



P:\Projects\390-026\02 DWG\B- Planning\PIG\P2.1 Parcel 2 Pre Site Plan.dwg, Chris, 14:13:12, 03-30-26

GRANITE DRIVE COMMERCIAL — PARCEL 2 - PRELIMINARY SITE DETAILS P2.2

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

COSTCO WHARERHOUSE
COSTCO WHOLESALE CORPORATION
4101 SIERRA COLLEGE BLVD
APN 045-042-074

HART/BUTCHART
LOT 13

SIBLEMAN
LOT 14

CEDAR OAKS SUBDIVISION

BELLOMO
LOT 15

CORTESE
LOT 16

RATKOWSKI
LOT 17

HUNTER OAKS ROAD
LOT A

BUILDING 2C
FF=345.0

1-FOOT
BLDG STEP

FF=346.0

BUILDING 2B
FF=345.0

BUILDING 2D
FF=346.0

PARCEL 2
SELF STORAGE

BUILDING 2A
FF=345.0

BUILDING 2E
FF=346.0

PARCEL 1
COSTCO WHOLESALE
SEE SHEETS P1.1 to P1.20

GRANITE DRIVE
(PRIVATE)
SEE SHEETS P1.1 to P1.20

PARCEL 3
QSR
SEE SHEETS P3.1 to P3.11
BLDG
FF=345.5

PARCEL 4
SELF STORAGE
SEE SHEETS P4.1 to P4.14

BASIN #2A
BASIN
FGB= 343.0

BASIN #2B
BASIN
FGB= 340.0

BASIN #2C
BASIN
FGB= 339.0

BASIN
FGB= 341.0

POND [E]

INTERSTATE 80

DI #7
RIM=344.3
IE=340.7

DI #6
RIM=344.3
IE=341.5

DI #5
RIM=344.3
IE=342.2

SDMH #7
RIM=344.8
IE=340.3

DI #4
RIM=344.0
IE=341.3

DI #8
RIM=343.8
IE=340.0

SDMH #6
RIM=345.8
IE=340.8

DI #9
RIM=343.1
IE=339.6

DI #3
RIM=344.5
IE (SIDE)=343.5
IE(12")=340.0

SDMH #2
RIM=342.4
IE=332.2

SDMH #2
RIM=343.0
IE=337.5

SDMH #3
RIM=344.3
IE=333.5

SDMH #4
RIM=344.0
IE=338.3

SDMH #5
RIM=344.0
IE=339.8

DI #10
RIM=342.4
IE=339.3

SDMH
RIM=343.6
IE=334.5 (IN)
IE=332.5 (OUT)

SDMH
RIM=341.1
IE=331.3

DI #1
RIM=342.0
IE(SIDE)=339.5
IE(12")=337.3
W/4.1" ORIFICE OUTLET

DI #2
RIM=343.0
IE(SIDE)=340.5
IE(12")=338.5

FES
IE=339.2

FES
IE=333.78

FES
IE=340.2

N
W
E
S
scale: 1"=20'
20 0 10 20 40

SITE LEGEND:
- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

GRADING AND DRAINAGE LEGEND

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130	130
STORM DRAIN	12"SD	12"SD
MANHOLE		
DROP INLET		
GRADE BREAK		

P:\Projects\390-026\02 DWG\B- Planning\FIG\P2.3 Parcel 2 Pre Grading & Drainage Plan.dwg, Chris, 14:13:35, 03-30-26

GRANITE DRIVE COMMERCIAL PARCEL 2 - PRELIMINARY GRADING & DRAIN PLAN P2.3

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

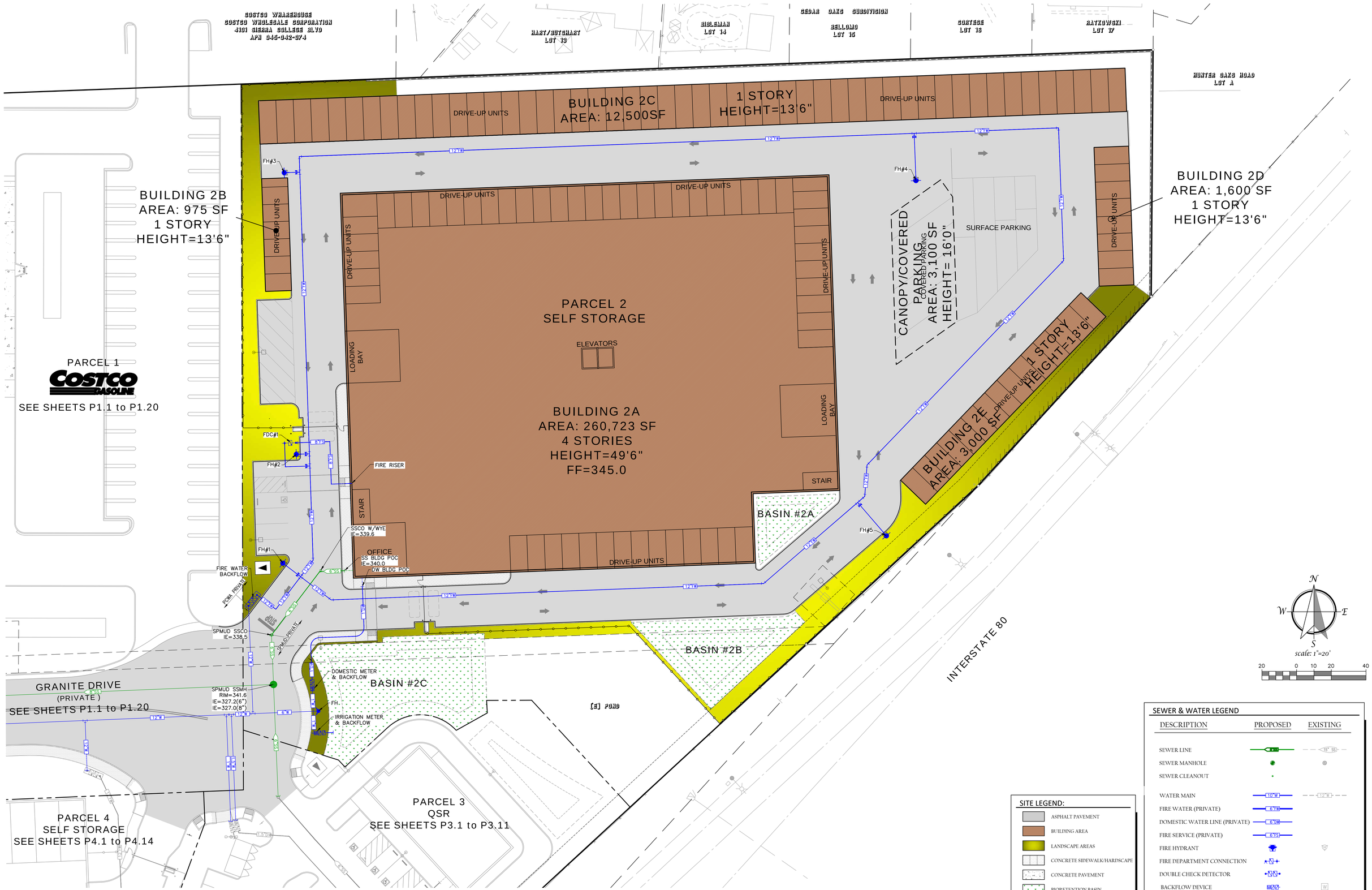
&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

SEWER & WATER LEGEND

DESCRIPTION	PROPOSED	EXISTING
SEWER LINE	8" SS	15" SS
SEWER MANHOLE		
SEWER CLEANOUT		
WATER MAIN	10"W	12"W
FIRE WATER (PRIVATE)	6"FW	
DOMESTIC WATER LINE (PRIVATE)	6"DW	
FIRE SERVICE (PRIVATE)	6"FS	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
DOUBLE CHECK DETECTOR		
BACKFLOW DEVICE		W

GRANITE DRIVE COMMERCIAL PARCEL 2 - PRELIMINARY SEWER & WATER PLAN P2.4

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
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Fax: (916) 608-0701

MARCH 27, 2026

P:\Projects\390-026\02 DWG\B- Planning\PVC\P2.4 Parcel 2 Pre Sewer & Water Plan.dwg, Chris, 14:13:53, 03-30-26

COSTCO WHARERHOUSE
COSTCO WHOLESALE CORPORATION
4101 SIERRA COLLEGE BLVD
APN 045-042-074

HART/BUTCHART
LOT 13

BIBLEMAN
LOT 14

CEDAR OAKS SUBDIVISION

BELLOMO
LOT 15

CORTESE
LOT 16

RATKOWSKI
LOT 17

HUNTER OAKS ROAD
LOT A

BUILDING 2C
AREA: 12,500SF
1 STORY
HEIGHT=13'6"

DRIVE-UP UNITS

BUILDING 2B
AREA: 975 SF
1 STORY
HEIGHT=13'6"

BUILDING 2D
AREA: 1,600 SF
1 STORY
HEIGHT=13'6"

PARCEL 1
COSTCO GASOLINE
SEE SHEETS P1.1 to P1.20

PARCEL 2
SELF STORAGE

ELEVATORS

BUILDING 2A
AREA: 260,723 SF
4 STORIES
HEIGHT=49'6"

LOADING BAY

STAIR

OFFICE

COVERED PARKING

SURFACE PARKING

BUILDING 2E
AREA: 3,000 SF
1 STORY
HEIGHT=13'6"

BASIN #2A

BASIN #2B

BASIN #2C

FH#1

FH#2

FH#3

FH#4

FH#5

FDC#1

FIRE WATER BACKFLOW

30' FIRE LANE

35' FIRE LANE

20' FIRE LANE

23.5' FIRE LANE

GRANITE DRIVE
(PRIVATE)
SEE SHEETS P1.1 to P1.20

35' DRIVEWAY
EVA INGRESS & EGRESS
LEFT IN/RIGHT OUT

53.5'

40'

(E) POND

PARCEL 3
QSR
SEE SHEETS P3.1 to P3.11

PARCEL 4
SELF STORAGE
SEE SHEETS P4.1 to P4.14

INTERSTATE 80

FIRE LEGEND

DESCRIPTION	PROPOSED	EXISTING
FIRE LANE		
FIRE TURN RADIUS	R=36' (TYP) R=50' (TYP)	
FIRE HYDRANT		
FIRE DEPT CONNECTION		
AERIAL ACCESS SIDE OF BLDG	AERIAL ACCESS SIDE OF STRUCTURE (TO BUILDING EAVES)	

FIRE ACCESS LANE NOTES

1. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED ON THE PROJECT SITE AT LEAST 40 FEET FROM THE BUILDING THAT IT SERVES AND WITHIN 10 TO 40 FEET OF A FIRE HYDRANT. FIRE HYDRANT AND FDC SHALL BE LOCATED ON THE SAME SIDE OF THE FIRE ACCESS ROUTE SO THAT HOSES DO NOT OBSTRUCT INCOMING APPARATUS.
2. FIRE DEPARTMENT ACCESS ROUTES SHALL BE CONSTRUCTED TO A 28-FOOT MINIMUM WIDTH WITH NO PARKING ON EITHER SIDE FOR AERIAL FIRE APPARATUS. ROUTES SHALL PROVIDE A MINIMUM 15-FOOT VERTICAL CLEARANCE AND TURNING RADII OF 36-FEET INSIDE AND 50 FEET-OUTSIDE. AERIAL APPARATUS ACCESS ROADS SHALL BE PROVIDED ON AT LEAST 2 INTERSECTING BUILDING SIDES.
3. FIRE ACCESS ROUTES WHEN REQUIRED, 'NO PARKING FIRE LANE' SIGNS AND/OR RED PAINTED CURBS SHALL BE INSTALLED PER SMFD GUIDELINES AND THE CALIFORNIA FIRE CODE. ALL RAISED CURBS IN 'NO PARKING FIRE LANE' AREAS SHALL BE PAINTED RED WITH APPROVED TRAFFIC GRADE PAINT. LETTERING SHALL BE WHITE STENCIL, 3 INCHES TALL WITH A ¾ INCH STROKE. STENCILING SHALL BE LOCATED EVERY 25 FEET. SIGNS SHALL BE POSTED EVERY 50 FEET. FIRE LANES WILL BE ENFORCED DURING CONSTRUCTION.
4. VEHICLE GATES & PEDESTRIAN GATES OBSTRUCTING FIRE ACCESS ROUTES SHALL COMPLY WITH THE RFD EMERGENCY ACCESS GATES AND BARRIERS STANDARD.

N
W E
S
scale: 1"=20'
20 0 10 20 40

P:\Projects\390-026\02 DWG\B- Planning\P2\P2.5 Parcel 2 Fire Fire Access Plan.dwg, Chris, 14:14:13, 03-30-26

GRANITE DRIVE COMMERCIAL — PARCEL 2 - FIRE ACCESS PLAN P2.5

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027
&
PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

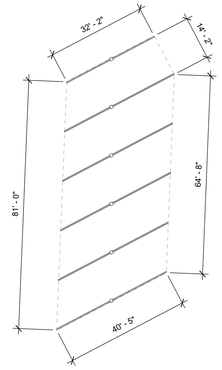
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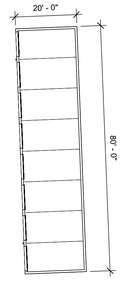
MARCH 27, 2026

BUILDING 2A BUILDING DATA		
FLOOR		**AREA (SF)**
FIRST FLOOR	CORE	500 SF
	LOADING	1,800 SF
	OFFICE	900 SF
	STORAGE	57,462 SF
	TOTAL	**60,662 SF**
SECOND FLOOR	CORE	500 SF
	STORAGE	60,162 SF
	TOTAL	**60,662 SF**
THIRD FLOOR	CORE	500 SF
	STORAGE	60,162 SF
	TOTAL	**60,662 SF**
FOURTH FLOOR	CORE	500 SF
	STORAGE	60,162 SF
	TOTAL	**60,662 SF**
TOTAL BUILDING	CORE	2,000 SF
	LOADING	1,800 SF
	OFFICE	900 SF
	STORAGE	237,948 SF
	TOTAL	**242,648 SF**

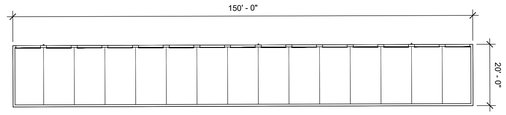
PARCEL 2 BUILDING DATA		
BUILDING	**FLOOR AREA (SF)**	**GROSS AREA (SF)**
BUILDING 2A	FIRST FLOOR - 60,662 SF SECOND FLOOR - 60,662 SF THIRD FLOOR - 60,662 SF FOURTH FLOOR - 60,662 SF	242,648 SF
BUILDING 2B	975 SF	975 SF
BUILDING 2C	12,500 SF	12,500 SF
BUILDING 2D	16,000 SF	16,000 SF
BUILDING 2E	3,000 SF	3,000 SF
TOTAL BUILDING AREA :		275,123 SF



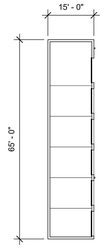
7 CANOPY FLOOR PLAN
SCALE: 1" = 20'-0"



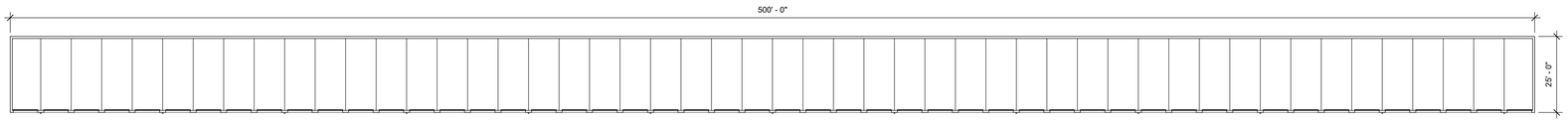
6 BUILDING 2D
DRIVE UP UNIT 4 FLOOR PLAN
SCALE: 1" = 20'-0"



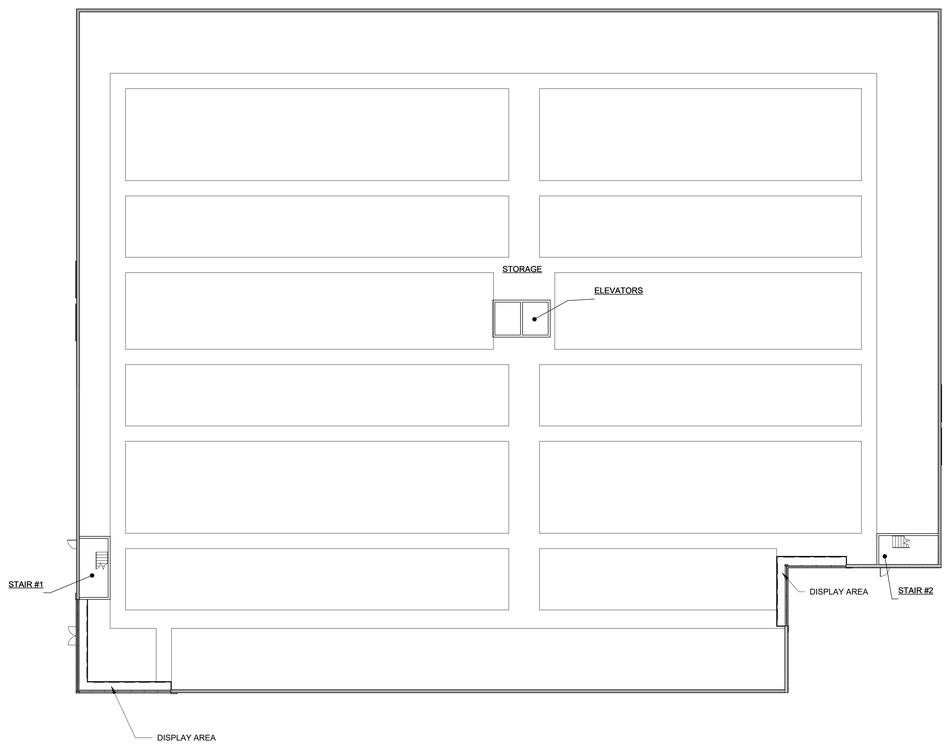
5 BUILDING 2E
DRIVE UP UNIT 3 FLOOR PLAN
SCALE: 1" = 20'-0"



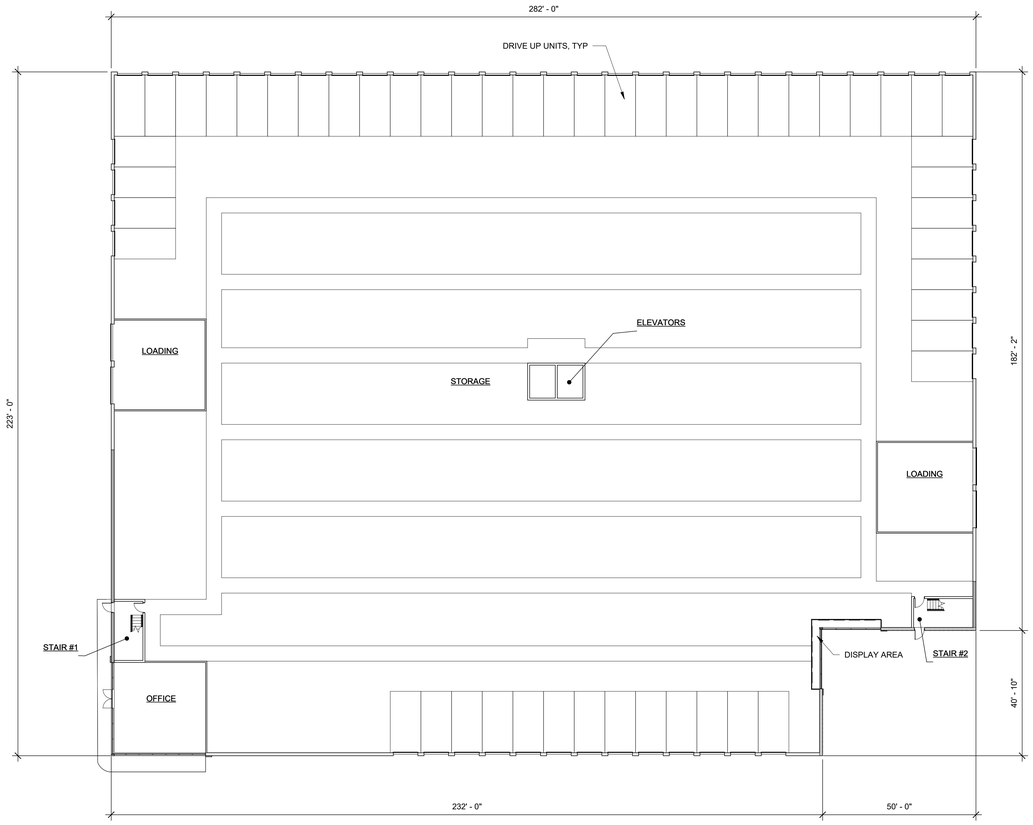
4 BUILDING 2B
DRIVE UP UNIT 2 FLOOR PLAN
SCALE: 1" = 20'-0"



3 BUILDING 2C DRIVE UP UNIT 1 FLOOR PLAN
SCALE: 1" = 20'-0"

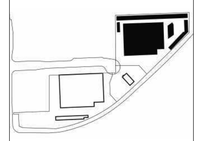


2 BUILDING 2A FLOORS 2, 3, & 4 FLOOR PLAN
SCALE: 1" = 20'-0"



1 BUILDING 2A GROUND FLOOR PLAN
SCALE: 1" = 20'-0"

0 5' 10' 20' 40'
SCALE: 1" = 20'-0"



KEY PLAN

NO	DATE	ISSUE DESCRIPTION

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PRINCIPAL: Approver P.M.: Designer
QC BY: Checker DRAWN BY: Author

SGV ARCHITECTURE & DESIGN

444 N MICHIGAN AVE
SUITE 1850
CHICAGO, IL 60611

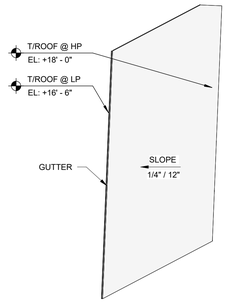
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Expiration Date: April 30, 2025

GRANITE DR, ROCKLIN CA 95624

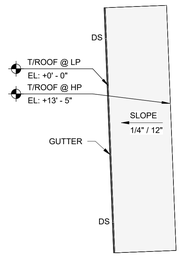
ROCKLIN, CA 95677

PARCEL 2 PRELIMINARY BUILDING FLOOR PLAN

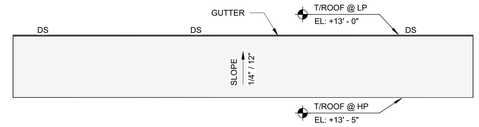
P 2.6



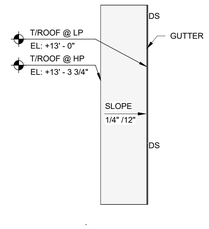
6 CANOPY ROOF PLAN
SCALE: 1" = 20'-0"



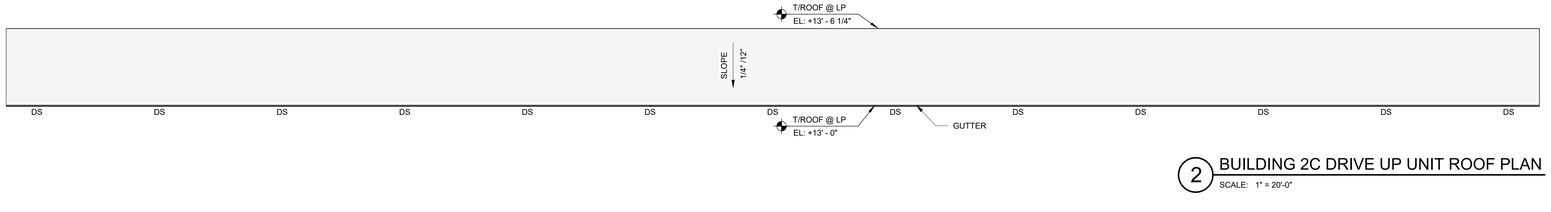
5 BUILDING 2D DRIVE UP UNIT ROOF PLAN
SCALE: 1" = 20'-0"



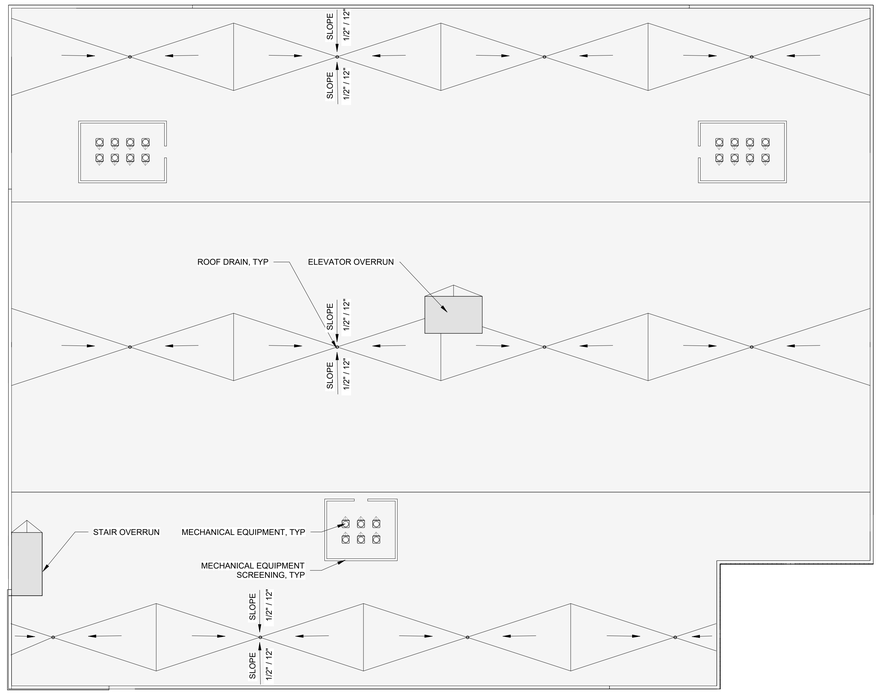
4 BUILDING 2E DRIVE UP UNIT ROOF PLAN
SCALE: 1" = 20'-0"



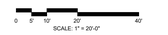
3 BUILDING 2B DRIVE UP UNIT ROOF PLAN
SCALE: 1" = 20'-0"



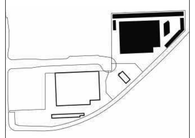
2 BUILDING 2C DRIVE UP UNIT ROOF PLAN
SCALE: 1" = 20'-0"



1 BUILDING 2A ROOF PLAN
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



KEY PLAN

NO	DATE	ISSUE DESCRIPTION

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PRINCIPAL: Approver
QC BY: Checker
P.M.: Designer
DRAWN BY: Author

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GRANITE DR,
ROCKLIN CA 95624

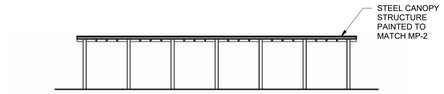
ROCKLIN, CA 95677

PARCEL 2 PRELIMINARY BUILDING ROOF PLAN

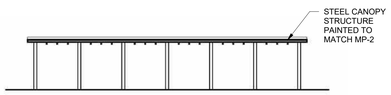
P 2.7

LEGEND

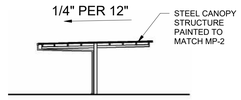
- ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLASS
- METAL PANEL SYSTEM MP-1 COLOR: MBCI SNOW WHITE
- METAL PANEL SYSTEM MP-2 COLOR: MBCI SLATE GRAY
- METAL PANEL SYSTEM MP-3 COLOR: MBCI TUNDRA
- PAINTED CMU C-1 COLOR: TO MATCH MBCI TUNDRA



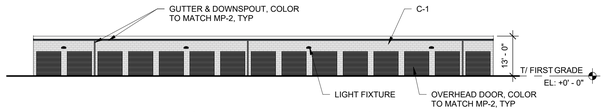
16 PARCEL 2 CANOPY WEST ELEVATION
SCALE: 1" = 20'-0"



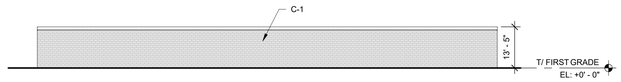
15 PARCEL 2 CANOPY EAST ELEVATION
SCALE: 1" = 20'-0"



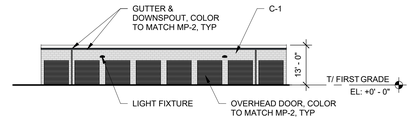
14 PARCEL 2 CANOPY SOUTH ELEVATION
SCALE: 1" = 20'-0"



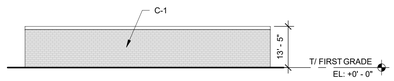
13 BUILDING 2E DRIVE UP UNIT NORTH ELEVATION
SCALE: 1" = 20'-0"



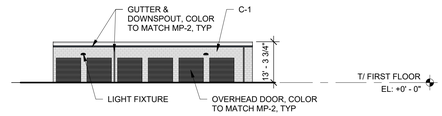
12 BUILDING 2E DRIVE UP UNIT SOUTH ELEVATION
SCALE: 1" = 20'-0"



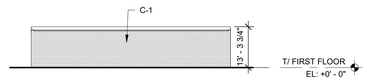
11 BUILDING 2D DRIVE UP UNIT WEST ELEVATION
SCALE: 1" = 20'-0"



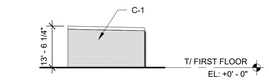
10 BUILDING 2D DRIVE UP UNIT EAST ELEVATION
SCALE: 1" = 20'-0"



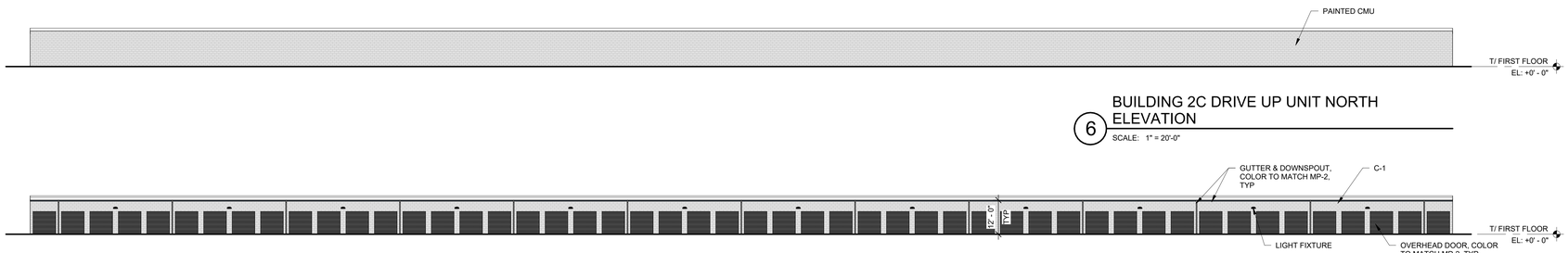
9 BUILDING 2B DRIVE UP UNIT EAST ELEVATION
SCALE: 1" = 20'-0"



8 BUILDING 2B DRIVE UP UNIT WEST ELEVATION
SCALE: 1" = 20'-0"

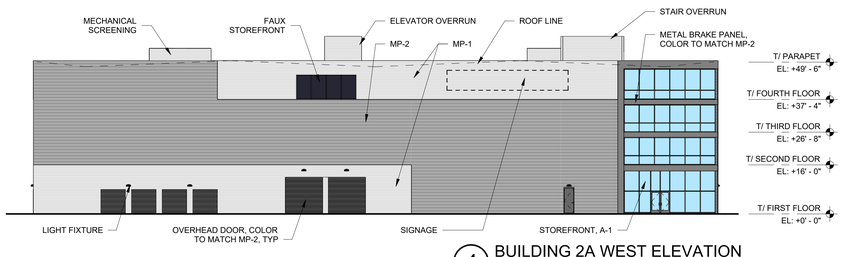


7 PARCEL 2 TYPICAL DRIVE UP UNIT SIDE ELEVATION
SCALE: 1" = 20'-0"

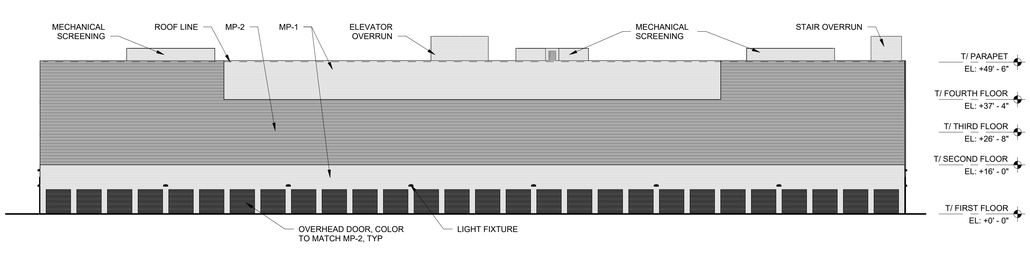


6 BUILDING 2C DRIVE UP UNIT NORTH ELEVATION
SCALE: 1" = 20'-0"

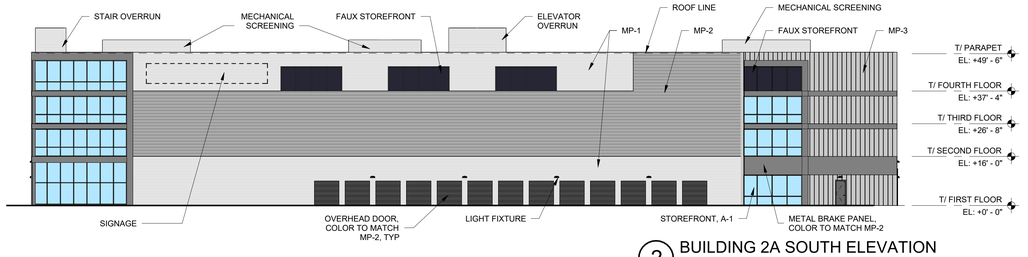
5 BUILDING 2C DRIVE UP UNIT SOUTH ELEVATION
SCALE: 1" = 20'-0"



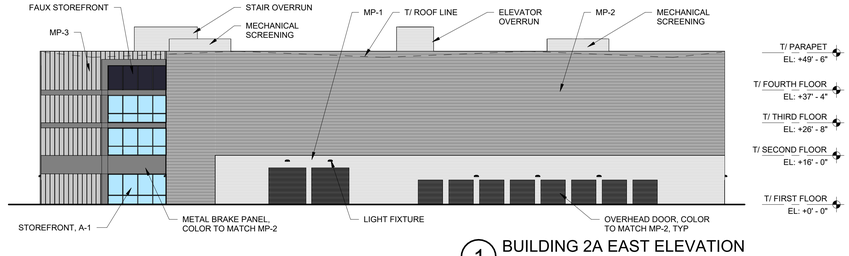
4 BUILDING 2A WEST ELEVATION
SCALE: 1" = 20'-0"



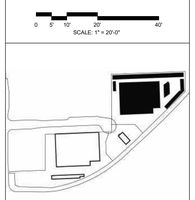
3 BUILDING 2A NORTH ELEVATION
SCALE: 1" = 20'-0"



2 BUILDING 2A SOUTH ELEVATION
SCALE: 1" = 20'-0"



1 BUILDING 2A EAST ELEVATION
SCALE: 1" = 20'-0"



KEY PLAN

NO	DATE	ISSUE DESCRIPTION

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QC BY: Checker
P.M.: Designer
DRAWN BY: Author

SGV ARCHITECTURE & DESIGN

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GRANITE DR, ROCKLIN CA 95624

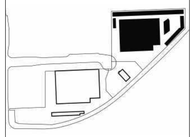
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PARCEL 2 PRELIMINARY BUILDING ELEVATIONS

P 2.8



NOT TO SCALE



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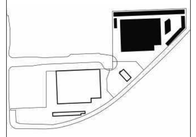
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PARCEL 2 PRELIMINARY BUILDING PERSPECTIVE



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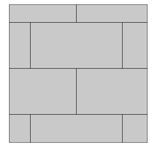
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PARCEL 2 PRELIMINARY BUILDING MATERIAL BOARD



CMU, C-1

Concrete Masonry Unit
Painted to match MP-3
Outbuildings



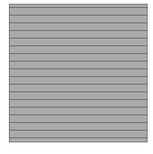
ALUMINUM A-1

Kawneer Finish
Storefront Glazing
Faux Windows



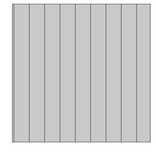
METAL PANEL MP-1

Metal Panel
MBCI Snow White



METAL PANEL MP-2

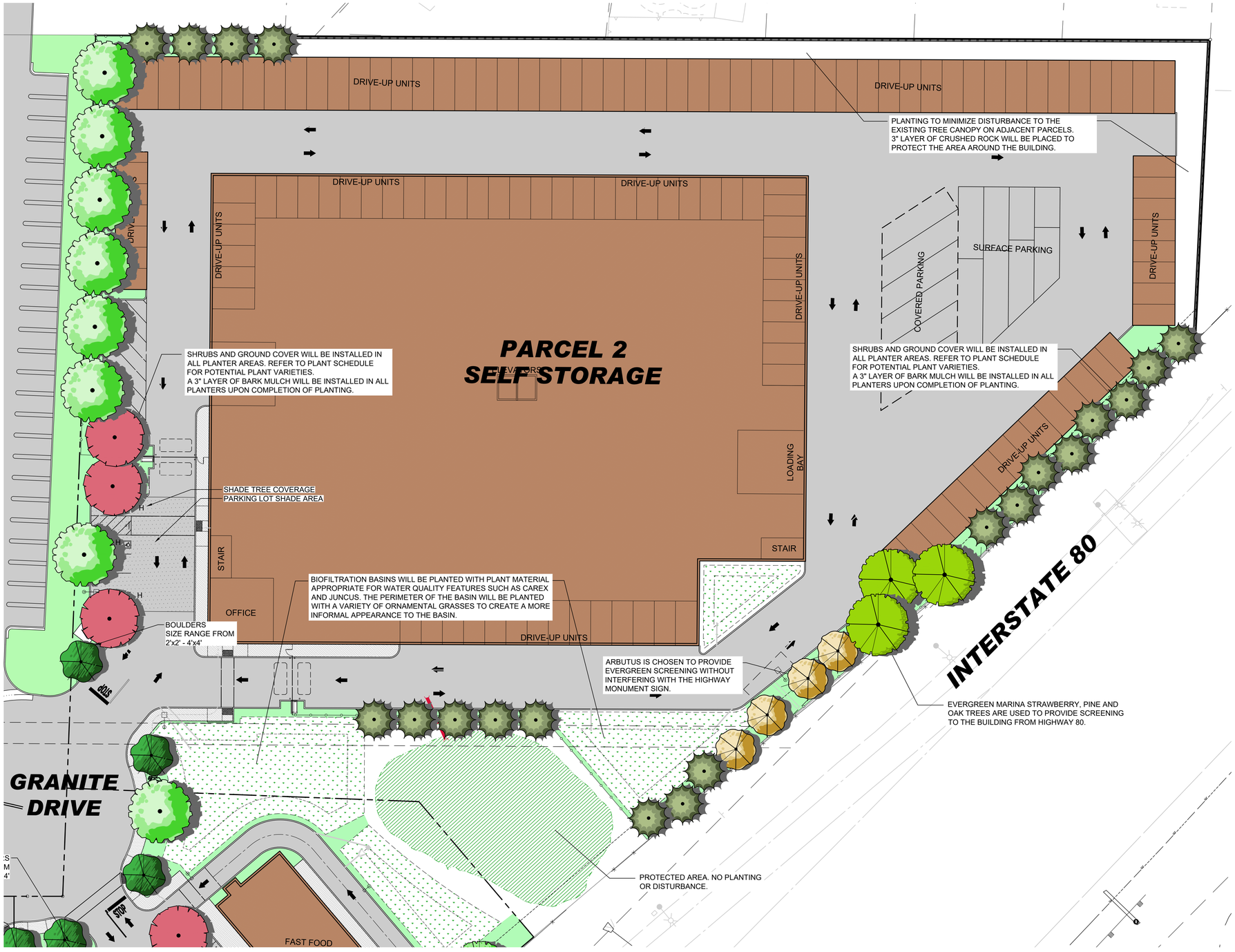
Metal Panel
MBCI Slate Gray



METAL PANEL MP-3

Metal Panel
MBCI Tundra

P 2.10



PLANT SCHEDULE PARCEL 2

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	H X W	WATER USE
TREES					
	Arbutus x 'Marina' / Marina Strawberry Tree Standard	4	24" box	20'x20'	LOW
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	2	24" box	20`x20`	LOW
	Pinus eldarica / Afghan Pine	17	15 gal	60`x20`	LOW
	Pistacia x `Red Push` / Red Push Pistache	3	15 gal	35`x30`	LOW
	Quercus wislizenii / Interior Live Oak	2	24" box	50`x30`	LOW
	Ulmus parvifolia `True Green` / Chinese Evergreen Elm	7	24" box	40`x35`	LOW

SEE SHEET P2.12 FOR COMPLETE PLANT SCHEDULE

0' 40' 20' 80'

NORTH

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530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

GRANITE DRIVE
COMMERCIAL

GRANITE DRIVE
ROCKLIN, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale: 1"=20'-0"
Date: January 21, 2026
File Name: GDC PL

No.	Date	Revision
△		

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Seal

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5749
8/26
12/2/25
STATE OF CALIFORNIA

Sheet Title

PRELIM. PARCEL 2
PLANTING PLAN

Sheet No

P2.11

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CANDIDATE
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES				
	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	20'x20'	LOW
	Cedrus deodara / Deodar Cedar	15 gal	50`x30`	LOW
	Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud	24" box	18`x15`	MED
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20`x20`	LOW
	Pinus eldarica / Afghan Pine	15 gal	60`x20`	LOW
	Pistacia x `Red Push` / Red Push Pistache	15 gal	35`x30`	LOW
	Quercus wislizenii / Interior Live Oak	24" box	50`x30`	LOW
	Ulmus parvifolia `True Green` / Chinese Evergreen Elm	24" box	40`x35`	LOW
	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	24" box	35`x30`	LOW

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
SHRUBS				
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal	3`x5`	LOW
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose	5 gal	2'x5'	LOW
	Grevillea x `Noellii` / Grevillea	5 gal	5`x5`	LOW
	Mahonia aquifolium / Oregon Grape	5 gal	3`x4`	LOW
	Mahonia eurybracteata `Soft Caress` / Soft Caress Mahonia	5 gal	3`x4`	MED
	Nandina domestica `Gulf Stream` / Heavenly Bamboo	5 gal	2`x2`	LOW
	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	5`x5`	MED
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry	5 gal	8`x6`	LOW
	Rhamnus californica `Eve Case` / California Coffeeberry	5 gal	6`x7`	LOW
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn	5 gal	4`x4`	LOW
	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	6`x6`	LOW
BIOSWALE				
	Baccharis pilularis / Coyote Brush	1 gal	6`x6`	LOW
	Carex barbarae / Santa Barbara Sedge	1 gal	2`x3`	MEDIUM
	Iris douglasiana / Douglas Iris	1 gal	2`x3`	LOW
	Juncus patens / California Gray Rush	1 gal	3`x3`	MEDIUM
	Salvia greggii / Autumn Sage	1 gal	3`x3`	LOW
GRASSES				
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	4`x3`	LOW
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush	1 gal	3`x3`	LOW
	Muhlenbergia capillaris `Regal Mist` / Muhly	1 gal	3`x3`	LOW
	Muhlenbergia rigens / Deer Grass	1 gal	4`x4`	LOW
VINES				
	Ficus pumila / Creeping Fig	5 gal	1`x6`	MED

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	SPACING
GROUND COVERS					
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw	1 gal	2`x6`	LOW	72" o.c.
	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	1`x4`	MED	36" o.c.
	Cotoneaster dammeri `Coral Beauty` / Coral Beauty Cotoneaster	1 gal	1'x6'	LOW	60" o.c.
BIOSWALE					
	Biofiltration Hydroseed / Drought Tolerant Fescue Blend	Hydroseed			

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION NARRATIVE

The irrigation system will be serviced by new points of connection for each parcel. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PARCEL 2
PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
PIS RED	962		0		0	2	962		0
ULM TRU	962		0		0	1	481		0

PARKING LOT AREA (SF)	2,646
SHADE REQUIRED (50%)	1,323
SHADE PROVIDED (SF)	1,443
SHADE PROVIDED	55%

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LANDSCAPE DEVELOPMENT PLANS

GRANITE DRIVE
COMMERCIAL

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ROCKLIN, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: January 21, 2026

File Name: GDC PL

No.	Date	Revision
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Seal



Sheet Title

PRELIM PARCEL 2
PLANT SCHEDULE

Sheet No

P1.12

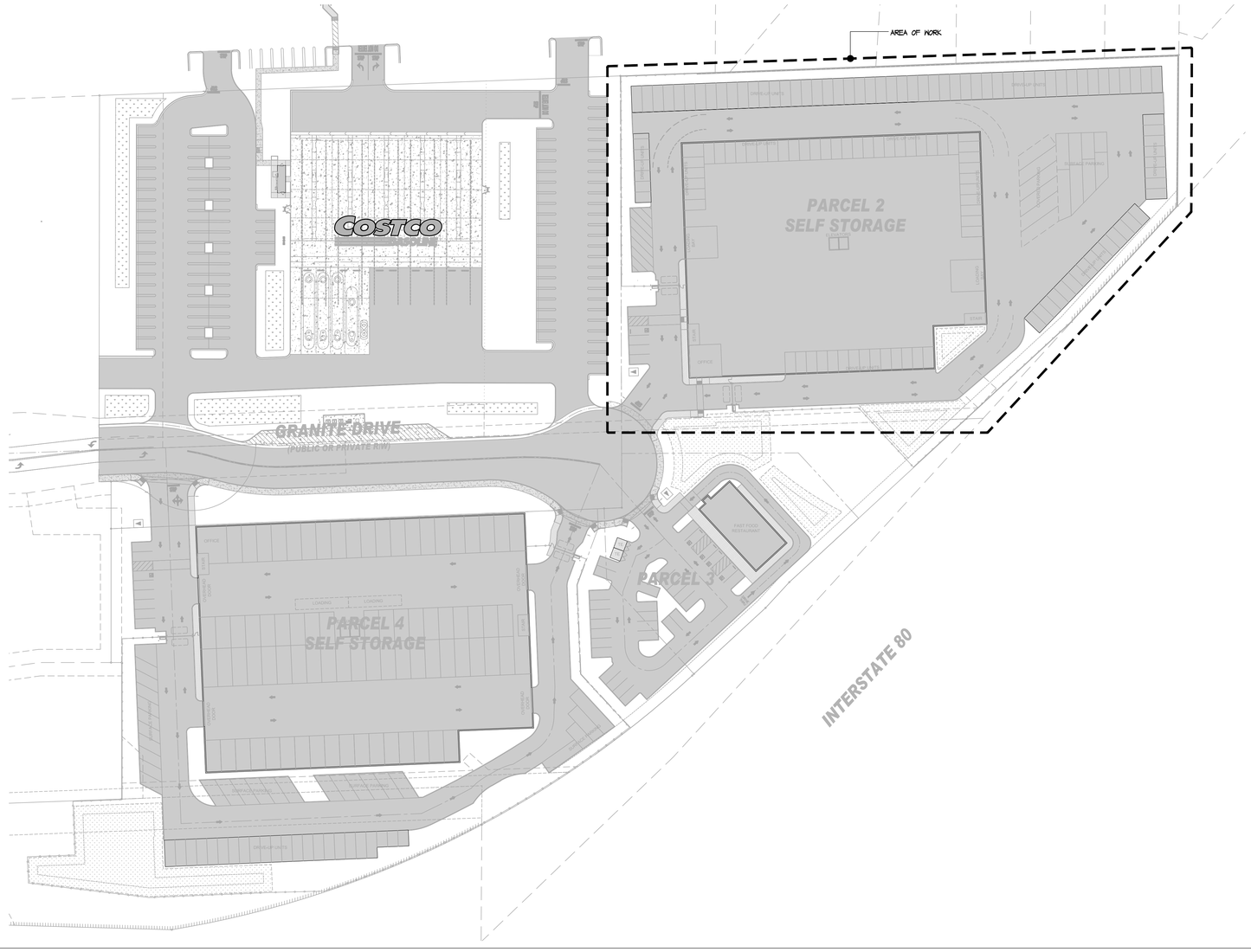
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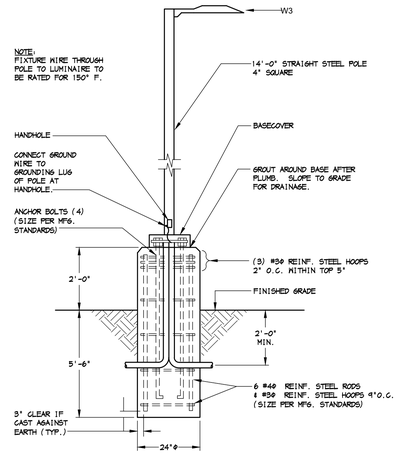
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING
W1	LED WALL LIGHT	BEACON TRV D 24L 55 3KT 3 UNV	LED 3000K	55	WALL AT +12'-0"
W2	LED WALL LIGHT	BEACON TRV D 24L 55 3KT 4W UNV	LED 3000K	55	WALL AT +12'-0"
W3	LED POLE LIGHT SINGLE HEAD	BEACON VPS 48L 55 3KT 3 BC	LED 3000K	55	POLE AT +16'-0"

SYMBOLS LIST

SYMBOL	DESCRIPTION
⊢O	LIGHTING FIXTURE, SURFACE MOUNTED ON WALL
⊢□ □⊣	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
A	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE





POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE

BEACON

TRAVERSE
SURFACE/CEILING/GARAGE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

W1+W2

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical beam system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 27 Watt to 136 Watt. Easy and fast mounting
- Mount the backplate to wall and attach front on hinges to close



c US — 136W and below CCT& only

SPECIFICATIONS

CONSTRUCTION
- Traverse luminaire consists of a die cast aluminum two-piece housing.
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sinked to the rear housing
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access
- IP5 polyester powder-coat electrostatically applied and thermocured
- IP5 finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

OPTICS
- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system
- Optics are held in place without the use of adhesives
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED

ELECTRICAL
- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC at 50°C or higher
- Plug disconnects are certified by UL for use in 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Surge protection - 20kA

OPTIONS/CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

INSTALLATION
- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes

CERTIFICATIONS
- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020.

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	3,300-17,000
Wattage Range	27-136
Efficacy Range (LPW)	106-155

Current

currentlighting.com/beacon

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Page 1 of 4
Rev 05/20/20
Traverse_Spec_Sheet (Strike Option)_R02

VIPER S
SERIES
STRIKE
SMALL VIPER LUMINAIRE

Cat.#
Job
Type W3
Approvals

BEACON

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D3359 cross hatch test loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

Electrical:
- 120V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥ 90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 40°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7 pin ANSI C136.41-2013 twist-lock receptacle is also available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of a device failure. Does not affect 0-10V or factory-wired connection to other drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energen for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energen).
- In addition, Viper can be specified with Intelligent Lighting Network system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

Installation:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:
- IP5 polyester powder-coat electrostatically applied and thermocured. IP5 finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

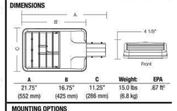
Certifications/Ratings:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: https://www.designlights.org/QPL
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: https://www.beaconproducts.com/product/viperstrike

Warranty:
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

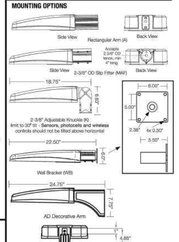


DIMENSIONS



A	B	C	Weight	EPA
21.75" (552 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

MOUNTING OPTIONS



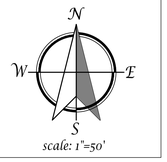
CERTIFICATIONS/LISTINGS

c US — 136W and below CCT& only

BEACON

Beacon Products • 3041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
Due to our continuous efforts to improve our products, product specifications are subject to change without notice.
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HUBBELL Lighting



scale: 1"=50'

GRANITE DRIVE COMMERCIAL

PARCEL 2 PRELIMINARY SITE ELECTRICAL PLAN P2.13

Granite Drive & Hwy 80
Rocklin, California

Proposed By: **COSTCO WHOLESALE CORP**
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_

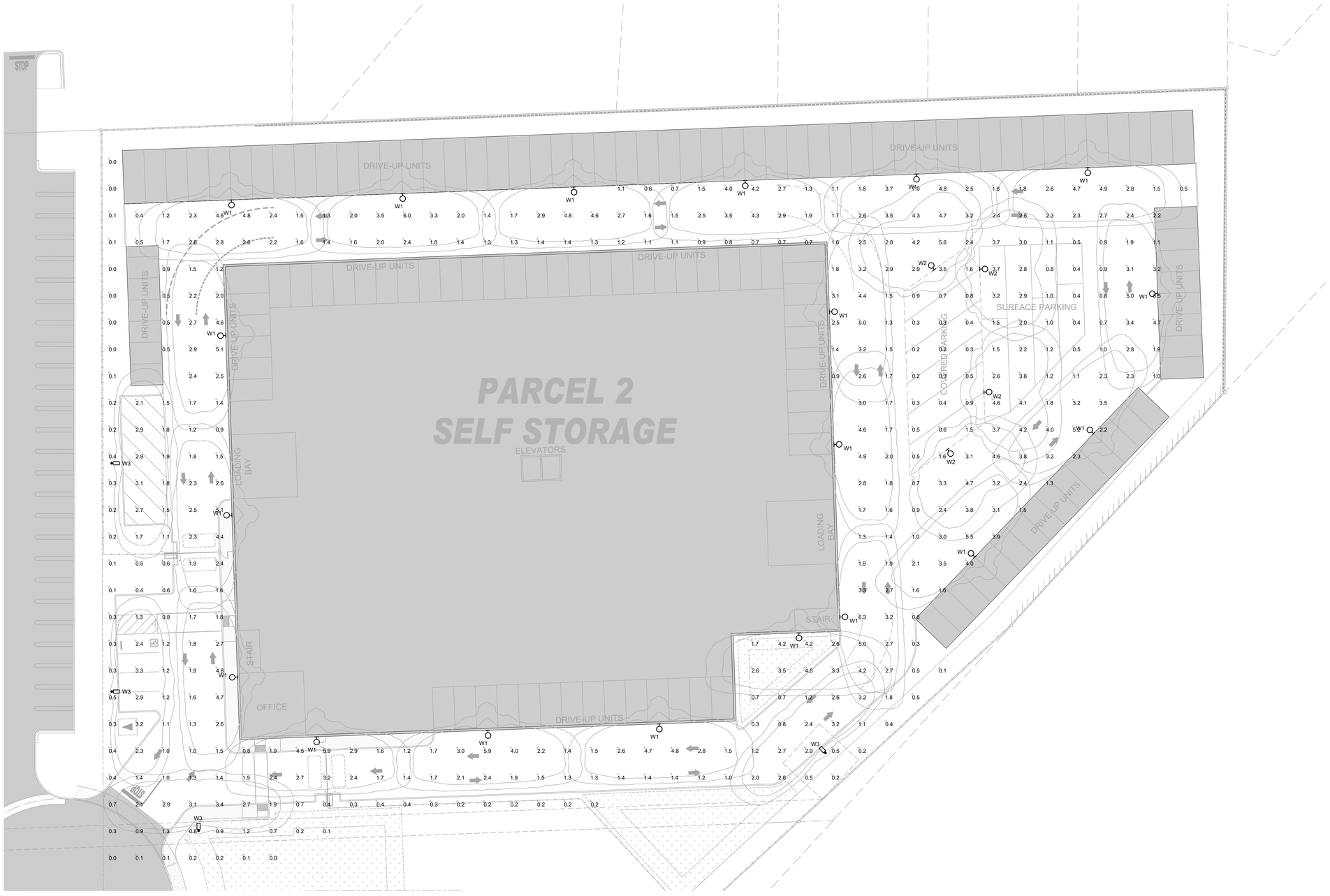
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With: **PARCEL 1: David Babcock + Associates, Kier + Wright, ___**
PARCEL 2 & 3: SGW Architecture & Design, TSD Engineering, Inc. (Civil), Yamasaki Landscape, and Capitol City Design Electrical

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0135 www.capcitydesign.com

CCD #2025-176
JANUARY 21, 2026

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scale: 1"=20'

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GRANITE DRIVE COMMERCIAL

PARCEL 2 PRELIMINARY SITE PHOTOMETRIC PLAN P2.14

Granite Drive & Hwy 80
Rocklin, California

Proposed By: **COSTCO WHOLESALE CORP**
–
–

PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With: **PARCEL 1: David Babcock + Associates, Kier + Wright, ___**
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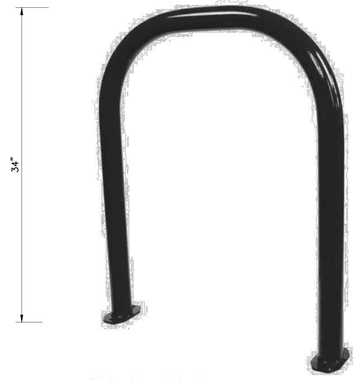
CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0135 www.capcitydesign.com

CCD #2025-176
JANUARY 21, 2026

6' STEEL TUBE FENCE



BIKE RACK



PARCEL 1
COSTCO GASOLINE
SEE SHEETS P1.1 to P1.20

PARCEL 2
SELF STORAGE
SEE SHEETS P2.1 to P2.14

GRANITE DRIVE
(PRIVATE ROAD)
SEE SHEETS P1.1 to P1.20

PARCEL 4
SELF STORAGE
SEE SHEETS P4.1 to P4.14

PARCEL 3
QSR
±0.89 AC

BUILDING 3A
AREA: 4,000 SF
1 STORY
HEIGHT=28'0"

BASIN #3

[E] POND

DRIVE THRU QUE = 207'

DRIVE THRU

STOP

DRWY

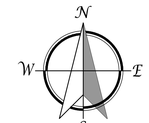
(P) ℄

(E) ℄

AT&T COMMUNICATIONS ESMT PER 2007-0552203 O.R.

INTERSTATE 80

OFFRAMP



scale: 1"=20'

20 0 10 20 40

SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

SITE DEVELOPMENT NOTES:

1	(P) VERTICAL CURB	18	(P) FIRE HYDRANT
2	(P) CURB & GUTTER	19	(P) FIRE DEPARTMENT CONNECTION
3	(P) CURB CUT FOR DRAINAGE	20	(P) BIORETENTION BASIN
4	(P) CONCRETE SIDEWALK/HARDSCAPE	21	(P) TRANSFORMER
5	(P) CONCRETE ACCESSIBLE CURB RAMP	22	(P) TRASH ENCLOSURE
6	9'x19' PARKING SPACE	23	EXISTING TREE TO REMAIN
7	9'x19' VAN ACCESSIBLE PARKING SPACE W/8' AISLE	24	
8	(P) PAVEMENT MARKING LEGEND		
9	(P) PAVEMENT MARKING STOP BAR		
10	(P) MONUMENT SIGN		
11	(P) STOP SIGN		
12	(P) UNAUTHORIZED PARKING SIGN(S)		
13	(P) 6' HIGH STEEL-TUBE FENCE		
14	(P) STREET LIGHT		
15	(P) PARKING LOT LIGHT		
16	(P) DOMESTIC WATER METER & BKFLW		
17	(P) IRRIGATION METER & BKFLW		

PROJECT NOTES & DETAILS:

PROJECT SUMMARY

PROPERTY SUMMARY

EXISTING
ADDRESS: _____ GRANITE DRIVE
RESULTANT PARCEL 2 LLA2025-0049244
APN: 045-042-076 (PORION OF)
AREA: ±4.62 AC

PROPOSED
ADDRESS: _____ GRANITE DRIVE
PARCEL 3 NEW TENTATIVE PARCEL MAP
AREA: ±0.89 AC

EXISTING
GENERAL PLAN: MIXED USE
ZONING: RETAIL BUSINESS (C-2)
W/AUTOMOTIVE OVERLAY (AO)

PROPOSED
GENERAL PLAN: MIXED USE
ZONING: PLANNED DEVELOPMENT (PD)

BUILDING SUMMARY

GROSS BUILDING AREA TOTAL: ±4,000 SF
FIXED SEATS: 93

PARKING SUMMARY

VEHICLE PROVIDED: 31 SPACES
ZONING REQUIRED (17.66)
1 SPACE FOR 3 SEATS: 31 SPACES
BICYCLE PROVIDED: 4 SPACES
ZONING REQUIRED: 4 SPACES

CODE

PROJECT SHALL COMLPY WITH 2025 CBC AND
2025 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES.

SURAFCE SUMMARY

BUILDING COVERAGE (IMPERVOUS): 4,000 SQ.FT. (10%)
ASPHALT/CONCRETE COVERAGE (IMPERVOUS): 20,229 SQ.FT. (52%)
LANDSCAPE COVERAGE (PERVOUS): 14,464 SQ.FT. (38%)

DEVELOPMENT STANDARDS

ZONING: C2 W/AUTOMOTIVE OVERLAY

LOT AREA (MIN): 10,000 SF
LOT WIDTH: 100-FT

SETBACKS - BLDG
FRONT: 5 FT
FRONT (RES): 10 FT
SIDE: 0 FT
REAR: 10 FT

STORIES: 2 STORY & 4 STORY WITH USE PERMIT
HEIGHT: 30 FEET & 50 FEET WITH USE PERMIT

P:\Projects\390-026\02 DWG\B- Planning\Fig\P3.1 Parcel 3 Pre Site Plan.dwg, Chris, 14:16:42, 03-30-26

GRANITE DRIVE COMMERCIAL PARCEL 3 - PRELIMINARY SITE PLAN & DETAILS P3.I

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

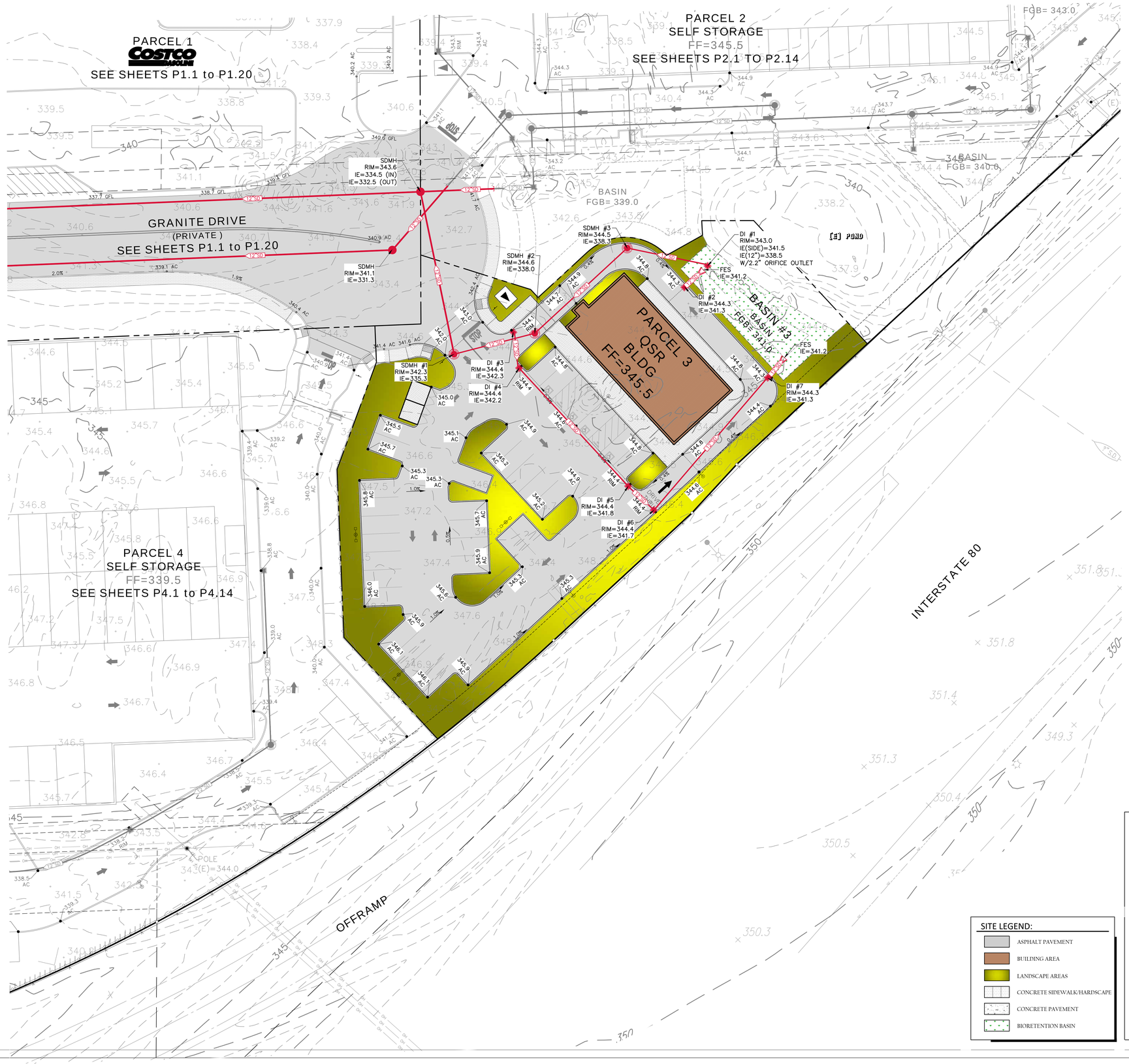
&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

GRADING AND DRAINAGE LEGEND

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130	130
STORM DRAIN	12"SD	12"SD
MANHOLE		
DROP INLET		
GRADE BREAK		

GRANITE DRIVE COMMERCIAL PARCEL 3 - PRELIMINARY GRADING & DRAIN PLAN P3.2

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

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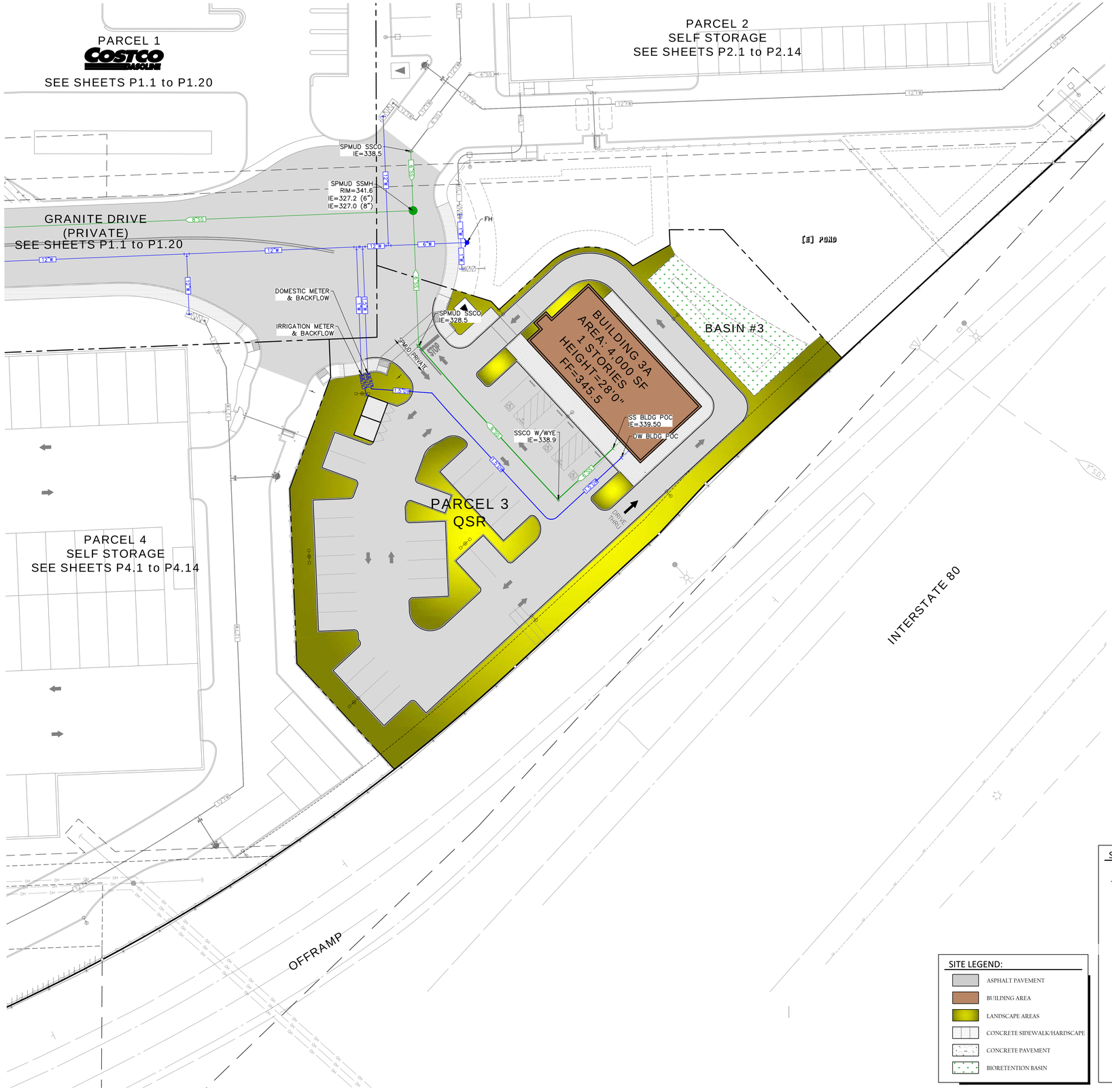
PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

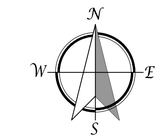
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PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

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expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

P:\Projects\390-026\02 DWG\B- Planning\Fig\P3.2 Parcel 3 Pre Grading & Drainage Plan.dwg, Chris, 14:16:21, 03-30-26





scale: 1"=20'

20 0 10 20 40

SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

SEWER & WATER LEGEND

DESCRIPTION	PROPOSED	EXISTING
SEWER LINE	8" SS	15" SS
SEWER MANHOLE		
SEWER CLEANOUT		
WATER MAIN	10" W	12" W
FIRE WATER (PRIVATE)	6" FW	
DOMESTIC WATER LINE (PRIVATE)	6" DW	
FIRE SERVICE (PRIVATE)	6" FS	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
DOUBLE CHECK DETECTOR		
BACKFLOW DEVICE		W

P:\Projects\390-026\02 DWG\B- Planning\FIG\P3.3 Parcel 3 Pre Sewer & Water Plan.dwg, Chris, 14:15:59, 03-30-26

GRANITE DRIVE COMMERCIAL PARCEL 3 - PRELIMINARY SEWER & WATER PLAN P3.3

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
285 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

PARCEL 1
COSTCO WAGON
SEE SHEETS P1.1 to P1.20

PARCEL 2
SELF STORAGE
SEE SHEETS P2.1 to P2.14

GRANITE DRIVE
(PUBLIC OR PRIVATE R/W)
SEE SHEETS P1.1 to P1.20

25' DRIVEWAY
EVA INGRESS & EGRESS
STRAIGHT IN/OUT

BUILDING 3A
AREA: 4,000 SF
1 STORIES
HEIGHT=28'0"

BASIN #3

(E) POND

PARCEL 3
QSR

25' FIRE LANE

PARCEL 4
SELF STORAGE
SEE SHEETS P4.1 to P4.14

OFFRAMP

INTERSTATE 80

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
FIRE LANE		
FIRE TURN RADIUS	R=25' (TYP) R=50' (TYP)	
FIRE HYDRANT		
FIRE DEPT CONNECTION		
150' FIRE HOSE REACH		
POSSIBLE FIRE ENGINE APPARATUS STAGING AREA		
AERIAL ACCESS SIDE OF BLDG	AERIAL ACCESS SIDE OF STRUCTURE (TO BUILDING EAVES)	

N
W E
S
scale: 1"=20'
20 0 10 20 40

FIRE ACCESS LANE NOTES

1. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED ON THE PROJECT SITE AT LEAST 40 FEET FROM THE BUILDING THAT IT SERVES AND WITHIN 10 TO 40 FEET OF A FIRE HYDRANT. FIRE HYDRANT AND FDC SHALL BE LOCATED ON THE SAME SIDE OF THE FIRE ACCESS ROUTE SO THAT HOSES DO NOT OBSTRUCT INCOMING APPARATUS.
2. FIRE DEPARTMENT ACCESS ROUTES SHALL BE CONSTRUCTED TO A 28-FOOT MINIMUM WIDTH WITH NO PARKING ON EITHER SIDE FOR AERIAL FIRE APPARATUS. ROUTES SHALL PROVIDE A MINIMUM 15-FOOT VERTICAL CLEARANCE AND TURNING RADII OF 36-FEET INSIDE AND 50 FEET-OUTSIDE. AERIAL APPARATUS ACCESS ROADS SHALL BE PROVIDED ON AT LEAST 2 INTERSECTING BUILDING SIDES.
3. FIRE ACCESS ROUTES WHEN REQUIRED, 'NO PARKING FIRE LANE' SIGNS AND/OR RED PAINTED CURBS SHALL BE INSTALLED PER SMFD GUIDELINES AND THE CALIFORNIA FIRE CODE. ALL RAISED CURBS IN 'NO PARKING FIRE LANE' AREAS SHALL BE PAINTED RED WITH APPROVED TRAFFIC GRADE PAINT. LETTERING SHALL BE WHITE STENCIL, 3 INCHES TALL WITH A 34 INCH STROKE. STENCILING SHALL BE LOCATED EVERY 25 FEET. SIGNS SHALL BE POSTED EVERY 50 FEET. FIRE LANES WILL BE ENFORCED DURING CONSTRUCTION.
4. VEHICLE GATES & PEDESTRIAN GATES OBSTRUCTING FIRE ACCESS ROUTES SHALL COMPLY WITH THE RFD EMERGENCY ACCESS GATES AND BARRIERS STANDARD.

GRANITE DRIVE COMMERCIAL — PARCEL 3 - PRELIMINARY FIRE ACCESS PLAN P3.4

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

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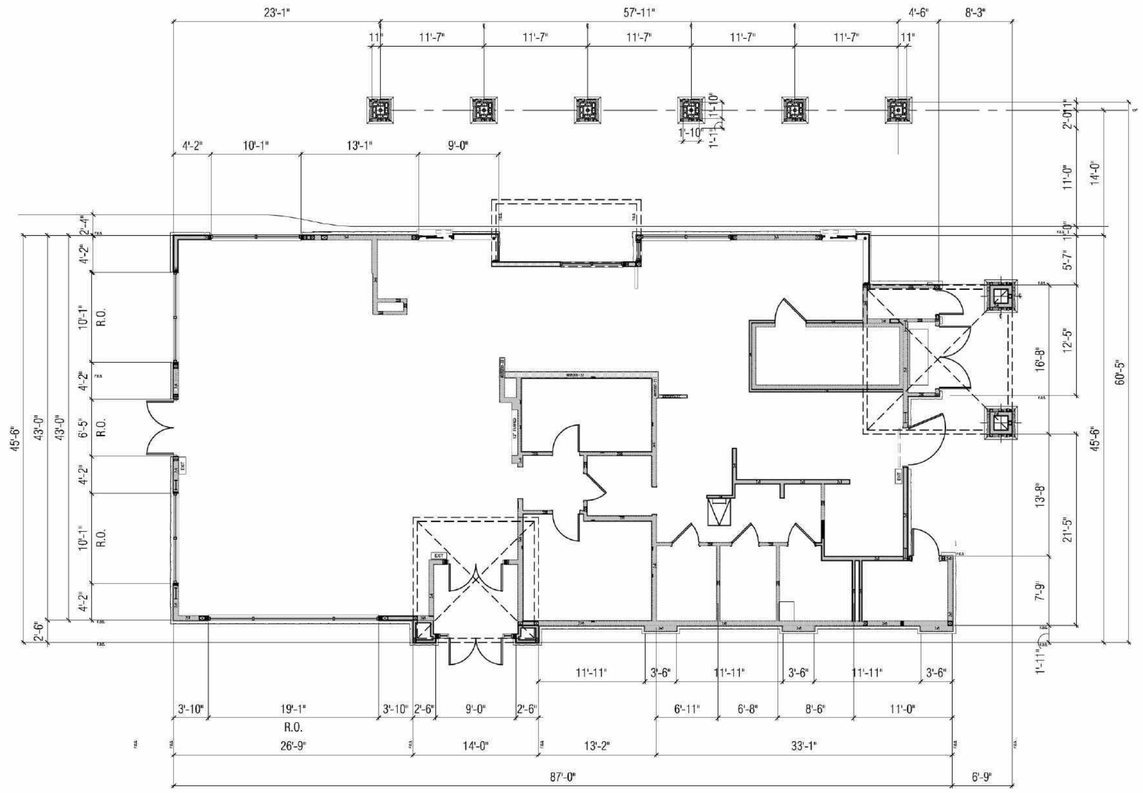
PARCEL 2, 3, & 4
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expect more
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Fax: (916) 608-0701

MARCH 27, 2026

P:\Projects\390-026\02 DWG\B- Planning\FIG\P3.4 Parcel 3 Pre Fire Access Plan.dwg, Chris, 14:15:38, 03-30-26



FLOOR PLAN
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

FINISH SCHEDULE

▲	FINISH MATERIAL
1	TILE ROOF
2	STUCCO WITH SAND FLOAT TEXTURE FINISH
3	CLEAR ANODIZED ALUMINUM STOREFRONT DOORS
4	CLEAR ANODIZED ALUMINUM WINDOWS
5	PVC COATED WICK AWNINGS
6	ACCENT TILE
7	ILLUMINATED LOGO SIGN UNDER SEPARATE PERMIT
▼	FINISH COLOR
A	SHERWIN WILLIAMS - SW 7686 HINOKI
B	SHERWIN WILLIAMS - SW 7692 CUPOLA YELLOW
C	SHERWIN WILLIAMS - SW 7680 LANYARD
S	ELDORADO STONE - ASHLAR
T	US TILE EL CAMINO BLEND - TWO-PIECE BERREL ROOF

Note:
Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.

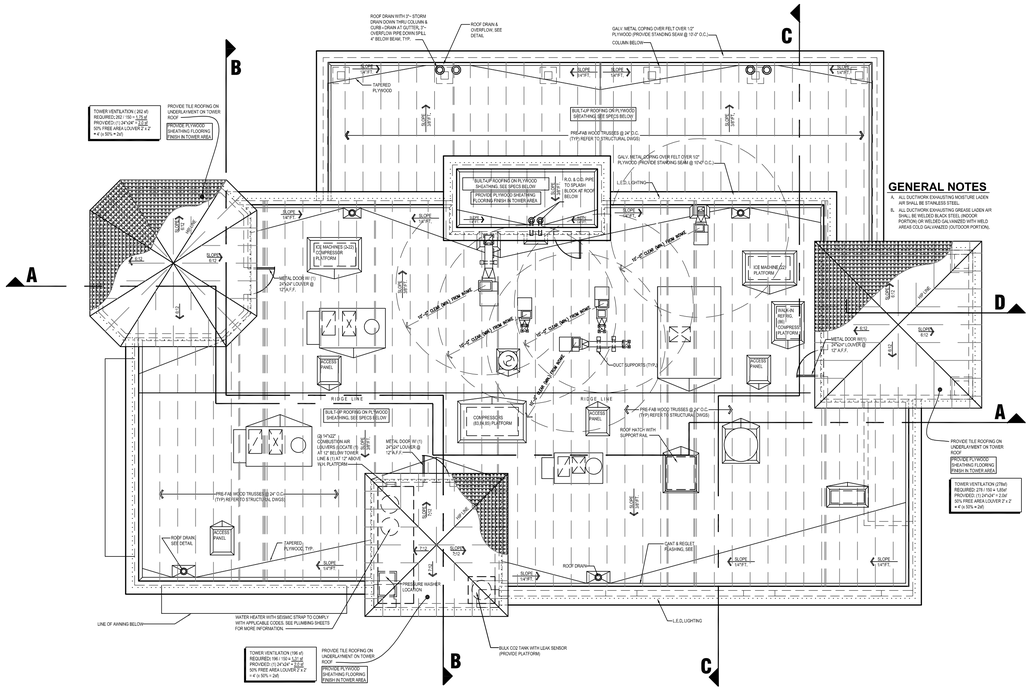
SCALE: 1/8"=1'-0"

4 0 4 8 16 24 32

GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

NEC I-80 & SIERRA COLLEGE BLVD.
ROCKLIN, CA
201105500

FLOOR PLAN & ELEVATIONS
P3.5



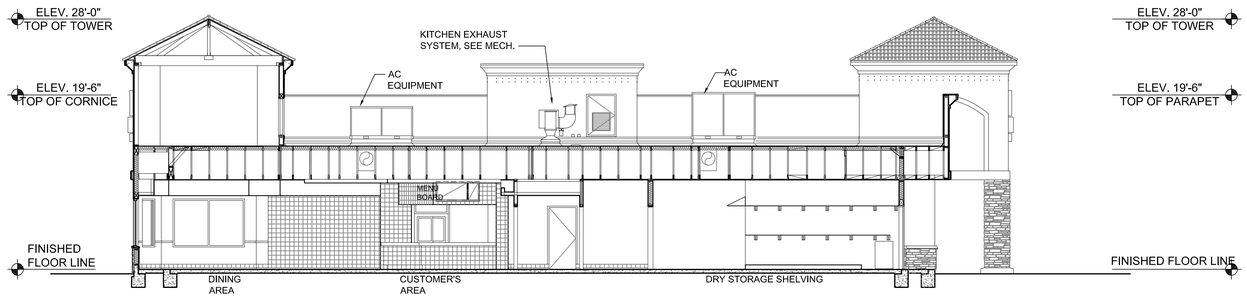
GENERAL NOTES

A. ALL ELECTRICAL EXHAUSTING MOISTURE LADEN AIR SHALL BE STAINLESS STEEL.

B. ALL ELECTRICAL EXHAUSTING GREASE LADEN AIR SHALL BE WELDED BLACK STEEL INDOOR PORTION (IN WELDED GALVANIZED WITH WELD AREAS) COLD GALVANIZED OUTDOOR PORTIONS.

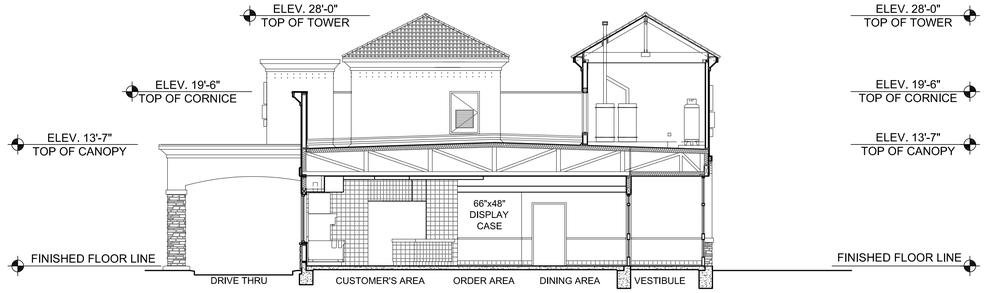
ROOF PLAN

SCALE: 1/8"=1'-0"



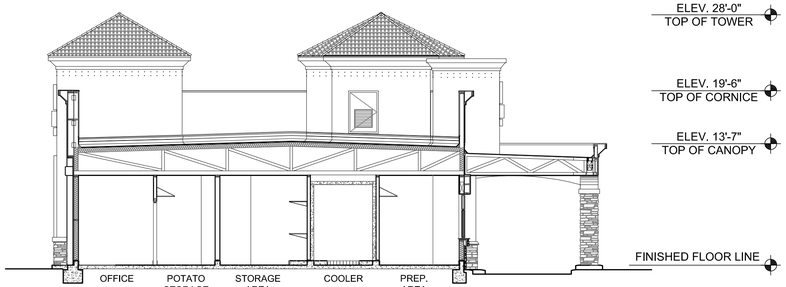
SECTION A-A

SCALE: 1/8"=1'-0"



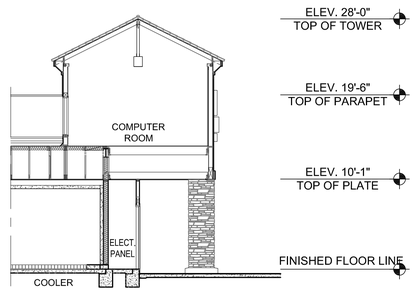
SECTION B-B

SCALE: 1/8"=1'-0"



SECTION C-C

SCALE: 1/8"=1'-0"



SECTION D-D

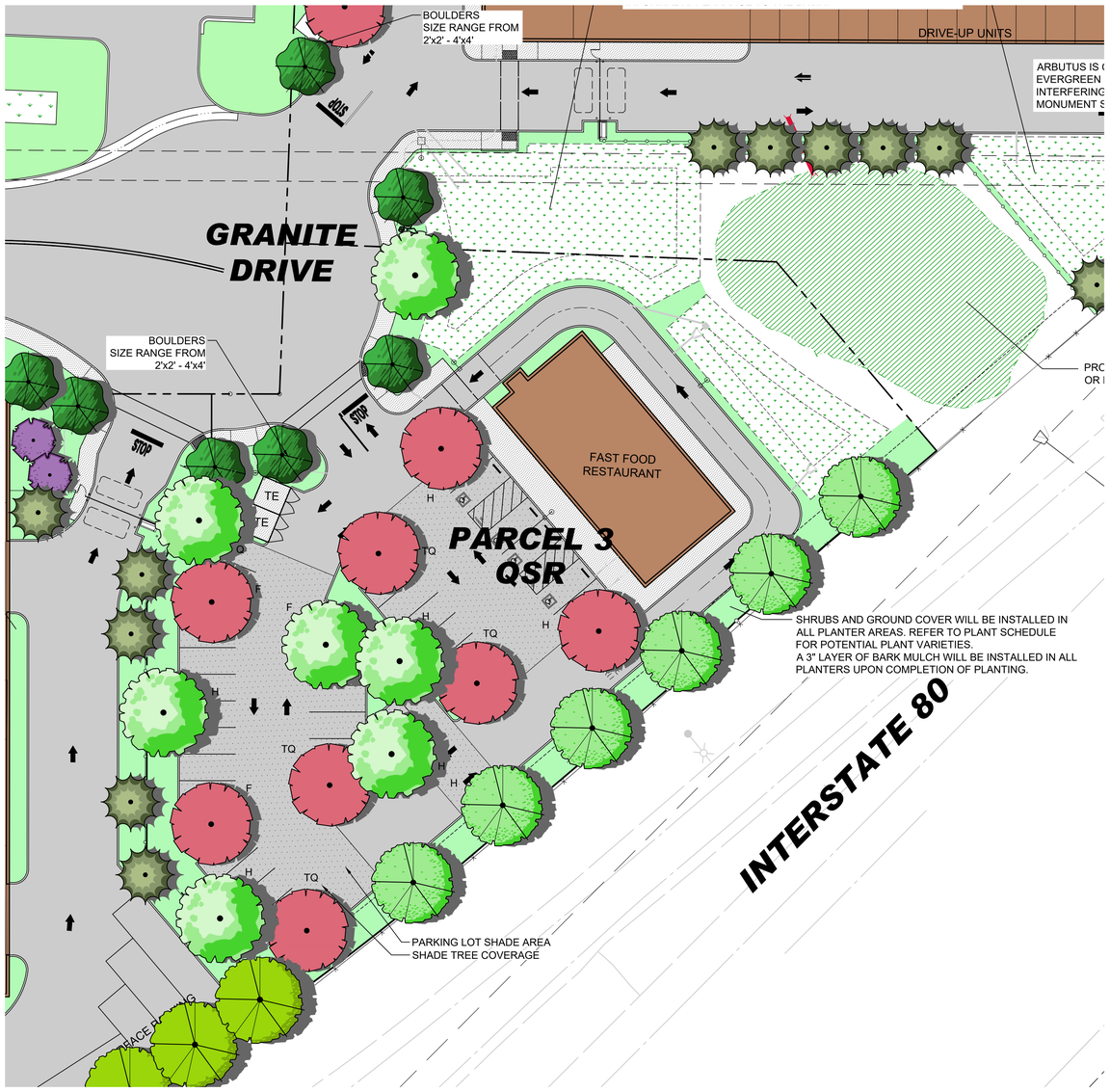
SCALE: 1/8"=1'-0"

GreenbergFarrow
19000 MacArthur Blvd, Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

PETROVICH DEVELOPMENT COMPANY

FAST FOOD PAD
NEC INTERSTATE 80 & SIERRA COLLEGE BOULEVARD
ROCKLIN, CA
20110550.0

ROOF PLAN & BUILDING SECTIONS
P3.6



PLANT SCHEDULE PARCEL 3

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	H X W	WATER USE
TREES					
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	2	24" box	20`x20`	LOW
	Pistacia x `Red Push` / Red Push Pistache	8	15 gal	35`x30`	LOW
	Ulmus parvifolia `True Green` / Chinese Evergreen Elm	7	24" box	40`x35`	LOW
	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	6	24" box	35`x30`	LOW

SEE SHEET P3.9 FOR COMPLETE PLANT SCHEDULE

NORTH

0' 40' 20' 80'

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

GRANITE DRIVE
COMMERCIAL

GRANITE DRIVE
ROCKLIN, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale: 1"=20'-0"
Date: January 21, 2026
File Name: GDC PL

No.	Date	Revision
△		

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Seal



Sheet Title

PRELIM. PARCEL 3
PLANTING PLAN

Sheet No

P3.8

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CANDIDATE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES				
	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	20'x20'	LOW
	Cedrus deodara / Deodar Cedar	15 gal	50`x30`	LOW
	Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud	24" box	18`x15`	MED
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20`x20`	LOW
	Pinus eldarica / Afghan Pine	15 gal	60`x20`	LOW
	Pistacia x `Red Push` / Red Push Pistache	15 gal	35`x30`	LOW
	Quercus wislizenii / Interior Live Oak	24" box	50`x30`	LOW
	Ulmus parvifolia `True Green` / Chinese Evergreen Elm	24" box	40`x35`	LOW
	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	24" box	35`x30`	LOW

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
SHRUBS				
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal	3`x5`	LOW
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose	5 gal	2'x5'	LOW
	Grevillea x `Noellii` / Grevillea	5 gal	5`x5`	LOW
	Mahonia aquifolium / Oregon Grape	5 gal	3`x4`	LOW
	Mahonia eurybracteata `Soft Caress` / Soft Caress Mahonia	5 gal	3`x4`	MED
	Nandina domestica `Gulf Stream` / Heavenly Bamboo	5 gal	2`x2`	LOW
	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	5`x5`	MED
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry	5 gal	8`x6`	LOW
	Rhamnus californica `Eve Case` / California Coffeeberry	5 gal	6`x7`	LOW
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn	5 gal	4`x4`	LOW
	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	6`x6`	LOW
BIOSWALE				
	Baccharis pilularis / Coyote Brush	1 gal	6`x6`	LOW
	Carex barbarae / Santa Barbara Sedge	1 gal	2`x3`	MEDIUM
	Iris douglasiana / Douglas Iris	1 gal	2`x3`	LOW
	Juncus patens / California Gray Rush	1 gal	3`x3`	MEDIUM
	Salvia greggii / Autumn Sage	1 gal	3`x3`	LOW
GRASSES				
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	4`x3`	LOW
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush	1 gal	3`x3`	LOW
	Muhlenbergia capillaris `Regal Mist` / Muhly	1 gal	3`x3`	LOW
	Muhlenbergia rigens / Deer Grass	1 gal	4`x4`	LOW
VINES				
	Ficus pumila / Creeping Fig	5 gal	1`x6`	MED

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	SPACING
GROUND COVERS					
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw	1 gal	2`x6`	LOW	72" o.c.
	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	1`x4`	MED	36" o.c.
	Cotoneaster dammeri `Coral Beauty` / Coral Beauty Cotoneaster	1 gal	1'x6'	LOW	60" o.c.
BIOSWALE					
	Biofiltration Hydroseed / Drought Tolerant Fescue Blend	Hydroseed			

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION NARRATIVE

The irrigation system will be serviced by new points of connection for each parcel. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PARCEL 3
PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
PIS RED	962	2	1924	4	2886	2	962		0
ULM TRU	962	1	962		0	4	1924	1	241
ZEL VIL	962		0		0	1	481		0

PARKING LOT AREA (SF)	11,102
SHADE REQUIRED (50%)	5,551
SHADE PROVIDED (SF)	9,380
SHADE PROVIDED	84%

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

GRANITE DRIVE
COMMERCIAL

GRANITE DRIVE
ROCKLIN, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

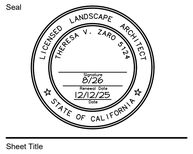
Date: January 21, 2026

File Name: GDC PL

No.	Date	Revision
△		

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Seal



Sheet Title

PRELIM. PARCEL 3
PLANT SCHEDULE

Sheet No

P3.9

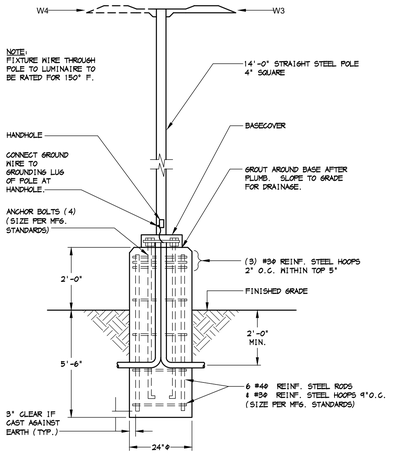
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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING
W3	LED POLE LIGHT SINGLE HEAD	BEACON VPS 48L 55 3K7 3 BC	LED 3000K	55	POLE AT +16'-0"
W4	LED POLE LIGHT DUAL HEAD	BEACON VPS 48L 55 3K7 4F BC	LED 3000K	110	POLE AT +16'-0"

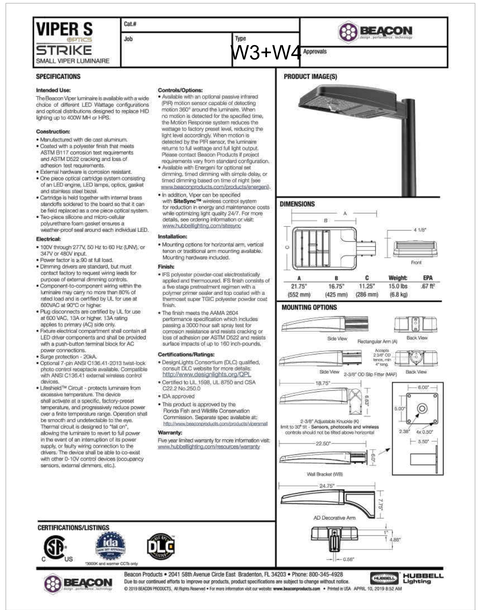
SYMBOLS LIST

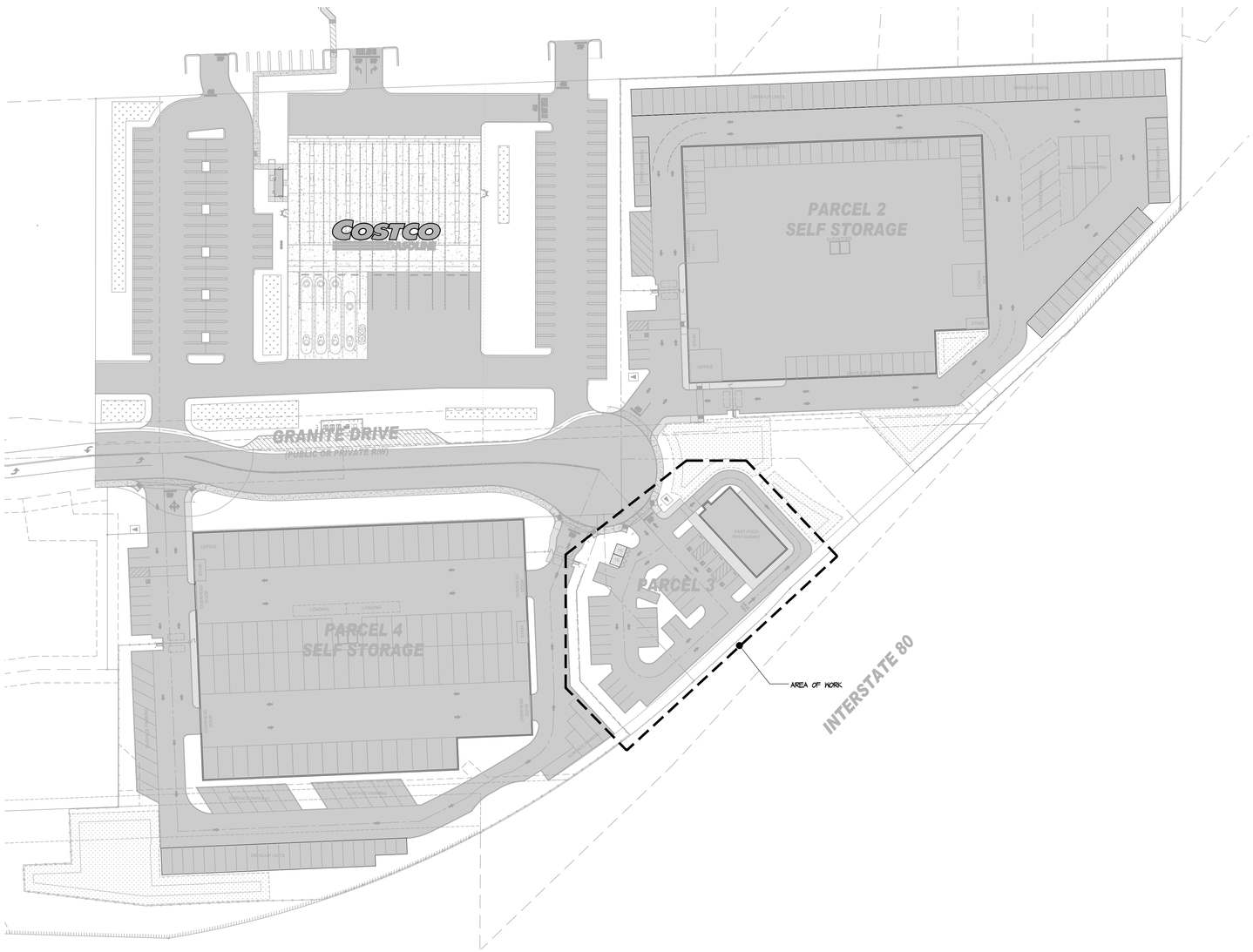
SYMBOL	DESCRIPTION
⊢O	LIGHTING FIXTURE, SURFACE MOUNTED ON WALL
⊢□⊣□⊣	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
A	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE



POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE





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GRANITE DRIVE COMMERCIAL — PARCEL 3 PRELIMINARY SITE ELECTRICAL PLAN P3.10

Granite Drive & Hwy 80
Rocklin, California

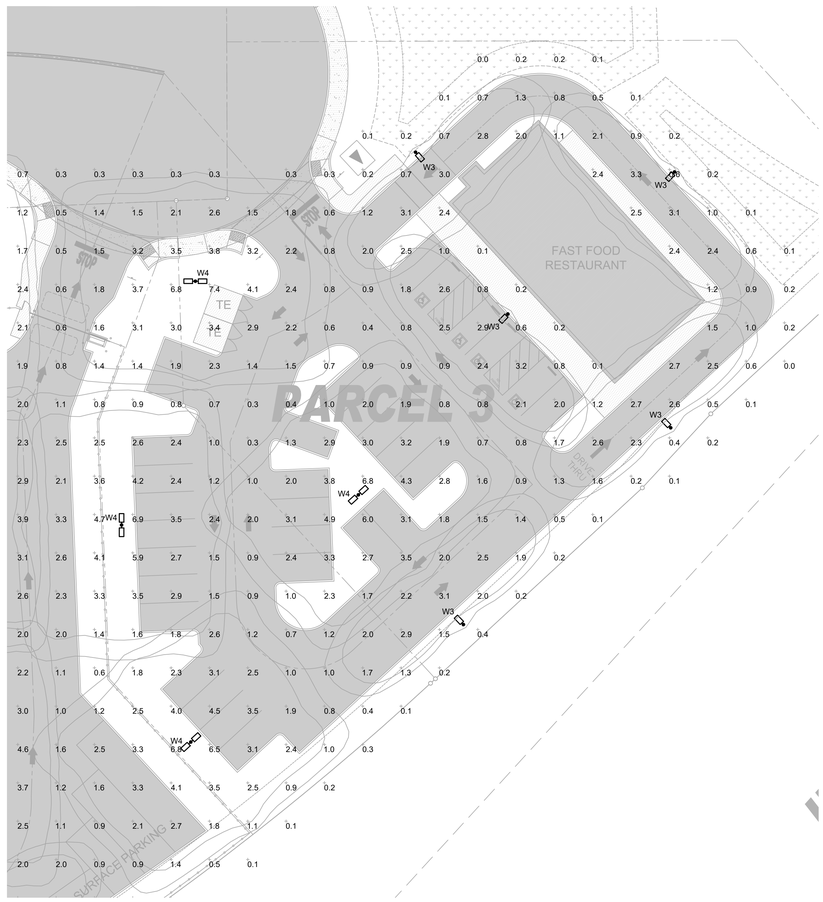
Proposed By: **COSTCO WHOLESALE CORP**
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PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With: **PARCEL 1: David Babcock + Associates, Kier + Wright, ___**
PARCEL 2 & 3: SGW Architecture & Design, TSD Engineering, Inc. (Civil), Yamasaki Landscape, and Capitol City Design Electrical

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0135 www.capcitydesign.com

CCD #2025-176
JANUARY 21, 2026



N
W E
S

scale: 1"=20'

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GRANITE DRIVE COMMERCIAL — PARCEL 3 PRELIMINARY SITE PHOTOMETRIC PLAN P3.11

Granite Drive & Hwy 80
Rocklin, California

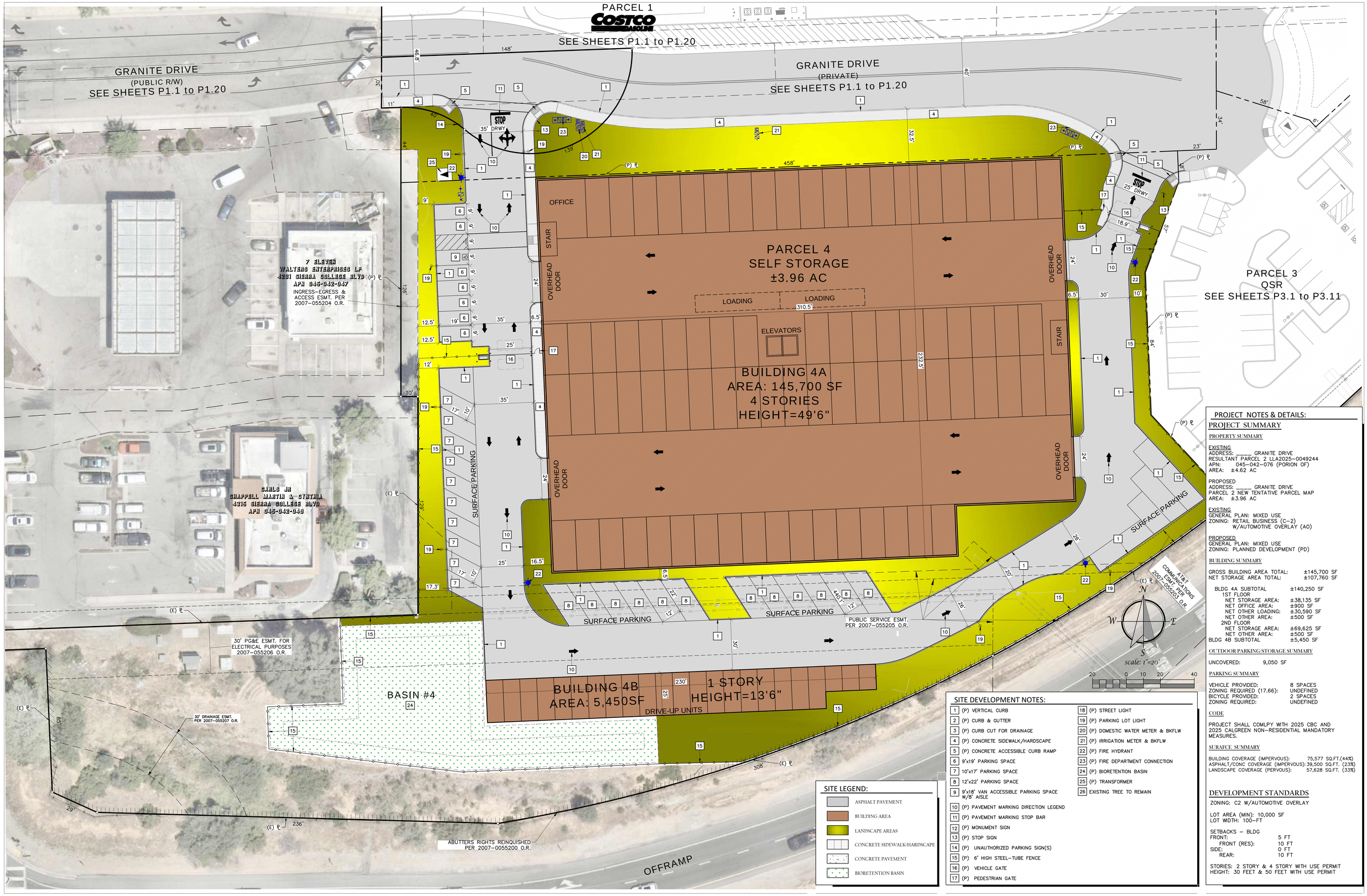
Proposed By: **COSTCO WHOLESALE CORP**
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916.375.0135 www.capcitydesign.com

CCD #2025-176
JANUARY 21, 2026



SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

SITE DEVELOPMENT NOTES:

1. (P) VERTICAL CURB
2. (P) CURB & GUTTER
3. (P) CURB CUT FOR DRAINAGE
4. (P) CONCRETE SIDEWALK/HARDSCAPE
5. (P) CONCRETE ACCESSIBLE CURB RAMP
6. 9'x19' PARKING SPACE
7. 10'x17' PARKING SPACE
8. 12'x22' PARKING SPACE
9. 9'x18' VAN ACCESSIBLE PARKING SPACE W/8' AISLE
10. (P) PAVEMENT MARKING DIRECTION LEGEND
11. (P) PAVEMENT MARKING STOP BAR
12. (P) MONUMENT SIGN
13. (P) STOP SIGN
14. (P) UNAUTHORIZED PARKING SIGN(S)
15. (P) 6' HIGH STEEL-TUBE FENCE
16. (P) VEHICLE GATE
17. (P) PEDESTRIAN GATE
18. (P) STREET LIGHT
19. (P) PARKING LOT LIGHT
20. (P) DOMESTIC WATER METER & BKFLW
21. (P) IRRIGATION METER & BKFLW
22. (P) FIRE HYDRANT
23. (P) FIRE DEPARTMENT CONNECTION
24. (P) BIORETENTION BASIN
25. (P) TRANSFORMER
26. EXISTING TREE TO REMAIN

PROJECT NOTES & DETAILS:

PROJECT SUMMARY

PROPERTY SUMMARY

EXISTING
ADDRESS: ____ GRANITE DRIVE
RESULTANT PARCEL 2 LLA2025-0049244
APN: 045-042-076 (PORION OF)
AREA: ±4.62 AC

PROPOSED
ADDRESS: ____ GRANITE DRIVE
PARCEL 2 NEW TENTATIVE PARCEL MAP
AREA: ±3.96 AC

EXISTING
GENERAL PLAN: MIXED USE
ZONING: RETAIL BUSINESS (C-2)
W/AUTOMOTIVE OVERLAY (AO)

PROPOSED
GENERAL PLAN: MIXED USE
ZONING: PLANNED DEVELOPMENT (PD)

BUILDING SUMMARY

GROSS BUILDING AREA TOTAL:	±145,700 SF
NET STORAGE AREA TOTAL:	±107,760 SF
BLDG 4A SUBTOTAL	±140,250 SF
1ST FLOOR	
NET STORAGE AREA:	±38,135 SF
NET OFFICE AREA:	±900 SF
NET OTHER LOADING:	±30,590 SF
NET OTHER AREA:	±500 SF
2ND FLOOR	
NET STORAGE AREA:	±69,625 SF
NET OTHER AREA:	±500 SF
BLDG 4B SUBTOTAL	±5,450 SF

OUTDOOR PARKING/STORAGE SUMMARY

UNCOVERED: 9,050 SF

PARKING SUMMARY

VEHICLE PROVIDED:	8 SPACES
ZONING REQUIRED (17.66):	UNDEFINED
BICYCLE PROVIDED:	2 SPACES
ZONING REQUIRED:	UNDEFINED

CODE

PROJECT SHALL COMLPY WITH 2025 CBC AND 2025 CALGREEN NON-RESIDENTIAL MANDATORY MEASURES.

SURAFCE SUMMARY

BUILDING COVERAGE (IMPERVOUS):	75,577 SQ.FT.(44%)
ASPHALT/CONC COVERAGE (IMPERVOUS):	39,500 SQ.FT. (23%)
LANDSCAPE COVERAGE (PERVOUS):	57,628 SQ.FT. (33%)

DEVELOPMENT STANDARDS

ZONING: C2 W/AUTOMOTIVE OVERLAY

LOT AREA (MIN): 10,000 SF
LOT WIDTH: 100-FT

SETBACKS - BLDG

FRONT:	5 FT
FRONT (RES):	10 FT
SIDE:	0 FT
REAR:	10 FT

STORIES: 2 STORY & 4 STORY WITH USE PERMIT
HEIGHT: 30 FEET & 50 FEET WITH USE PERMIT

P:\Projects\390-026\02 DWG\B- Planning\Fig\P4.1 Parcel 4 Pre Site Plan.dwg, Chris, 14:18:20, 03-30-26

GRANITE DRIVE COMMERCIAL — PARCEL 4 - PRELIMINARY SITE PLAN P4.1

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
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PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

6' STEEL TUBE FENCE



BIKE RACK



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Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

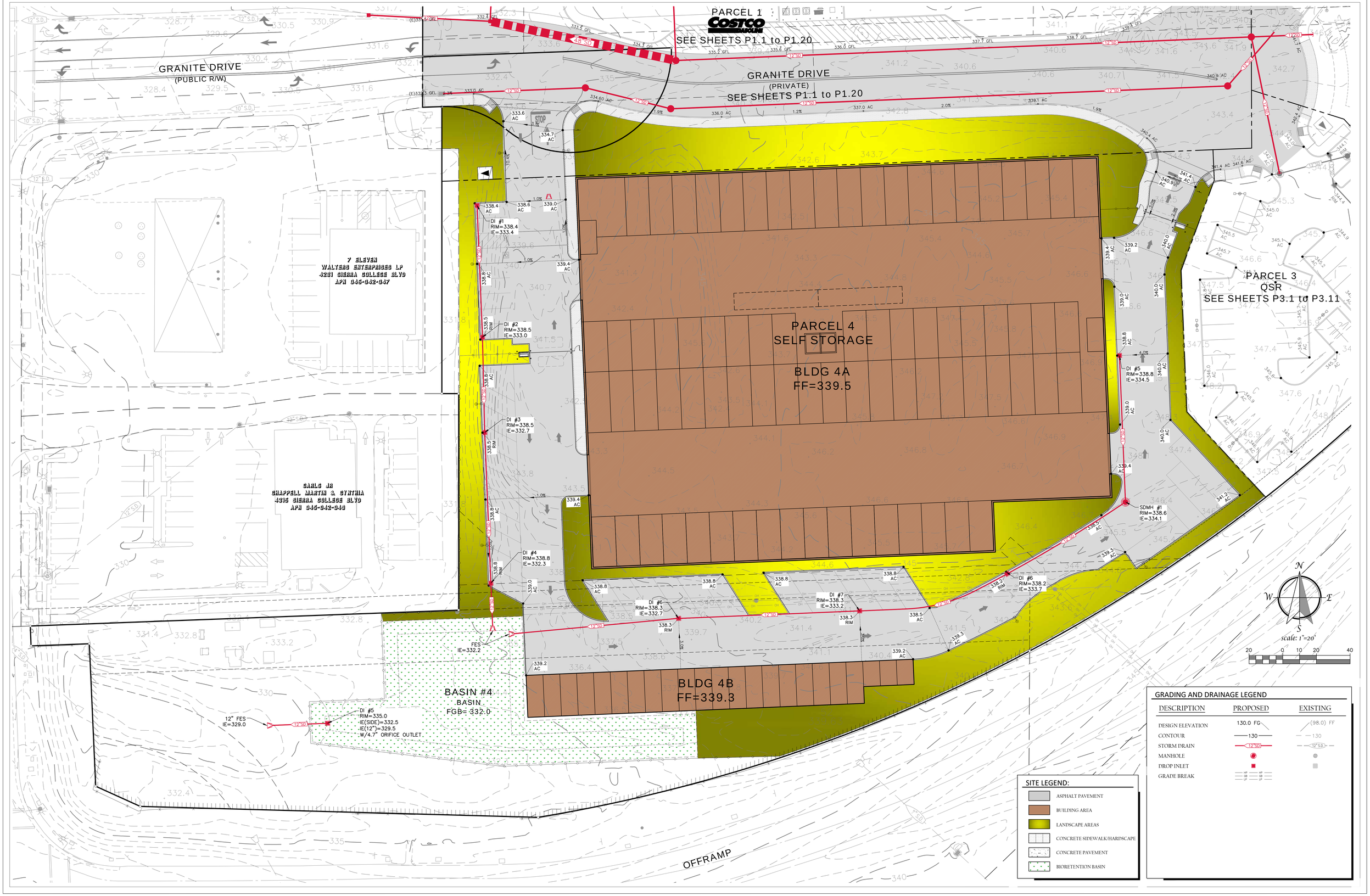
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Sacramento, CA 95630

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TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



GRADING AND DRAINAGE LEGEND

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130	130
STORM DRAIN	12" SD	12" SD
MANHOLE		
DROP INLET		
GRADE BREAK		

SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

GRANITE DRIVE COMMERCIAL PARCEL 4 - PRELIMINARY GRADING & DRAIN PLAN C4.3

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
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Sacramento, CA 95630

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TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026

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GRANITE DRIVE
(PUBLIC R/W)

GRANITE DRIVE
(PRIVATE)
SEE SHEETS P1.1 to P1.20

SPMUD SSMH
RIM=333.7
IE=322.6 (6")
IE=322.5 (8"IN)
IE=322.4 (8"OUT)

SPMUD SSCO
IE=323.0

SPMUD PRIVATE

FIRE WATER BACKFLOW

DOMESTIC METER & BACKFLOW

IRRIGATION METER & BACKFLOW (PARCEL 4)

IRRIGATION METER & BACKFLOW (PARCEL 1)

FH#1

FH#2

FH#3

FH#4

FDC

SS BLDG POC
IE=334.5

DW BLDG POC

SSCO W/WYE
IE=334.0

OFFICE

FIRE RISER

STAIR

OVERHEAD DOOR

PARCEL 4
SELF STORAGE

LOADING

LOADING

ELEVATORS

BUILDING 4A
AREA: 140,250 SF
4 STORIES
HEIGHT=49'6"
FF=339.5

PARCEL 3
QSR
SEE SHEETS P3.1 to P3.11

STOP

7 ELEVEN
WALTERS ENTERPRISES LP
4231 SIERRA COLLEGE BLVD
APN 045-042-047

BARLS JR
CHAPPELL MARTIN & CYNTHIA
4315 SIERRA COLLEGE BLVD
APN 045-042-049

BASIN #4

BUILDING 4B
AREA: 5450 SF

1 STORY
HEIGHT=13'6"

OFFRAMP

N
W
E
S

scale: 1"=20'

20 0 10 20 40

SITE LEGEND:

- ASPHALT PAVEMENT
- BUILDING AREA
- LANDSCAPE AREAS
- CONCRETE SIDEWALK/HARDSCAPE
- CONCRETE PAVEMENT
- BIORETENTION BASIN

SEWER & WATER LEGEND

DESCRIPTION	PROPOSED	EXISTING
SEWER LINE	8" SS	15" SS
SEWER MANHOLE		
SEWER CLEANOUT		
WATER MAIN	10"W	12"W
FIRE WATER (PRIVATE)	6"FW	
DOMESTIC WATER LINE (PRIVATE)	6"DW	
FIRE SERVICE (PRIVATE)	6"FS	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION	FDC	
DOUBLE CHECK DETECTOR	DCDA	
BACKFLOW DEVICE	RPDA	W

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GRANITE DRIVE COMMERCIAL PARCEL 4 - PRELIMINARY SEWER & WATER PLAN P4.4

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

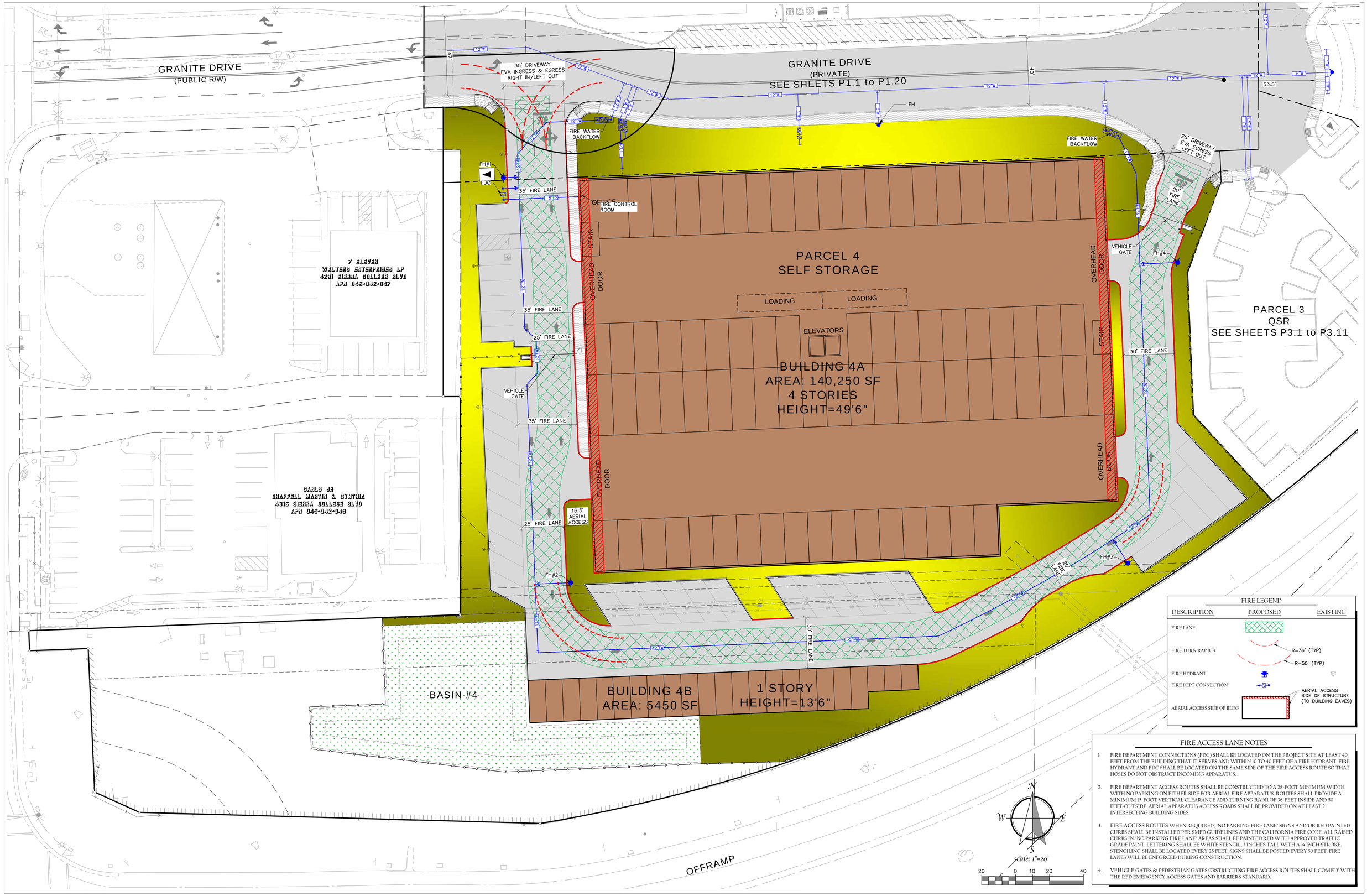
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PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With:
PARCEL 1: David Babcock + Associates Landscape, Kier + Wright Civil, MG2 Architect, T.E. Inc. Electrical
PARCEL 2, 3, & 4: SGW Architecture & Design, TSD Engineering, Inc. Civil, Yamasaki Landscape, and Capitol City Design Electrical

TSD ENGINEERING, INC.
expect more
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

MARCH 27, 2026



FIRE ACCESS LANE NOTES

1. FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED ON THE PROJECT SITE AT LEAST 40 FEET FROM THE BUILDING THAT IT SERVES AND WITHIN 10 TO 40 FEET OF A FIRE HYDRANT. FIRE HYDRANT AND FDC SHALL BE LOCATED ON THE SAME SIDE OF THE FIRE ACCESS ROUTE SO THAT HOSES DO NOT OBSTRUCT INCOMING APPARATUS.
2. FIRE DEPARTMENT ACCESS ROUTES SHALL BE CONSTRUCTED TO A 28-FOOT MINIMUM WIDTH WITH NO PARKING ON EITHER SIDE FOR AERIAL FIRE APPARATUS. ROUTES SHALL PROVIDE A MINIMUM 15-FOOT VERTICAL CLEARANCE AND TURNING RADII OF 36-FEET INSIDE AND 50 FEET-OUTSIDE. AERIAL APPARATUS ACCESS ROADS SHALL BE PROVIDED ON AT LEAST 2 INTERSECTING BUILDING SIDES.
3. FIRE ACCESS ROUTES WHEN REQUIRED, 'NO PARKING FIRE LANE' SIGNS AND/OR RED PAINTED CURBS SHALL BE INSTALLED PER SMFD GUIDELINES AND THE CALIFORNIA FIRE CODE. ALL RAISED CURBS IN 'NO PARKING FIRE LANE' AREAS SHALL BE PAINTED RED WITH APPROVED TRAFFIC GRADE PAINT. LETTERING SHALL BE WHITE STENCIL, 3 INCHES TALL WITH A 34 INCH STROKE. STENCILING SHALL BE LOCATED EVERY 25 FEET. SIGNS SHALL BE POSTED EVERY 50 FEET. FIRE LANES WILL BE ENFORCED DURING CONSTRUCTION.
4. VEHICLE GATES & PEDESTRIAN GATES OBSTRUCTING FIRE ACCESS ROUTES SHALL COMPLY WITH THE RFD EMERGENCY ACCESS GATES AND BARRIERS STANDARD.

GRANITE DRIVE COMMERCIAL — PARCEL 4 - PRELIMINARY FIRE ACCESS PLAN — P4.5

Granite Drive & Hwy 80
Rocklin, California

Proposed By:
PARCEL 1
COSTCO WHOLESALE CORP
730 LAKE DRIVE
ISSAQUAH, WA, 98027

&

PARCEL 2, 3, & 4
PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

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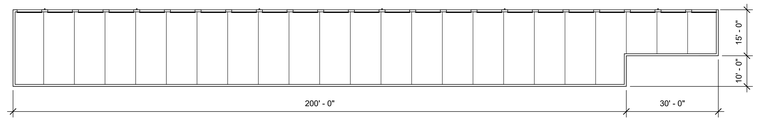
P:\Projects\390-026\02 DWG\B- Planning\P6\P4.5 Parcel 4 Pre Fire Access Plan.dwg, Chris, 14:17:55, 03-30-26

PARCEL 4 BUILDING DATA

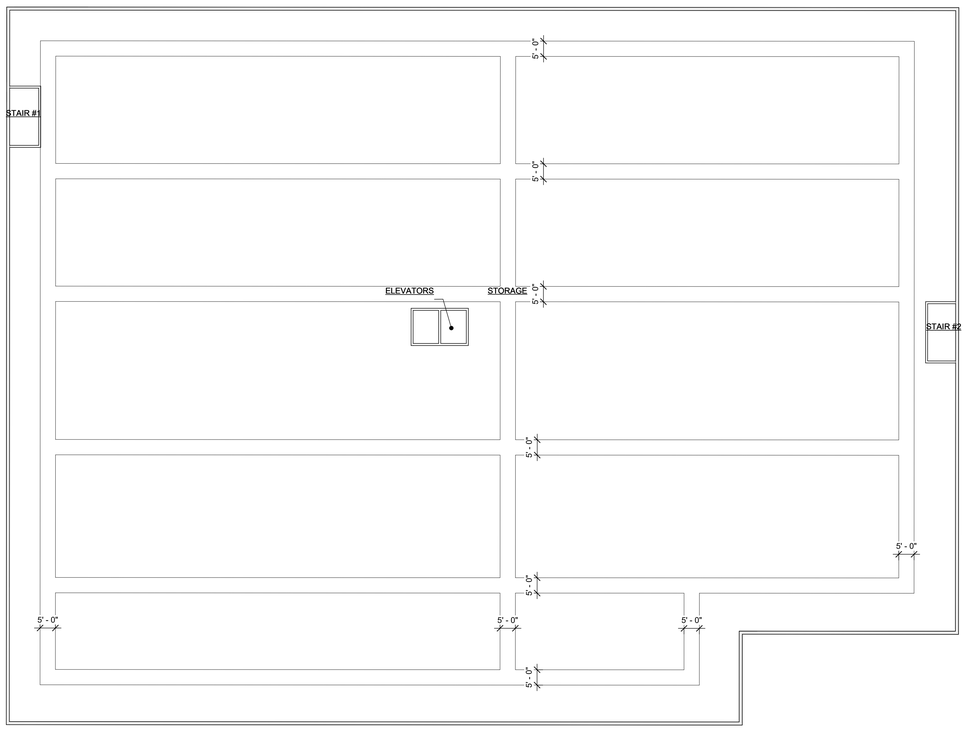
BUILDING	FLOOR AREA (SF)	GROSS AREA (SF)
BUILDING 4A	FIRST FLOOR - 70,125 SF SECOND FLOOR - 70,125 SF	140,250 SF
BUILDING 4B	5450 SF	5450 SF
	TOTAL BUILDING AREA :	145,700 SF

BUILDING 4A BUILDING DATA

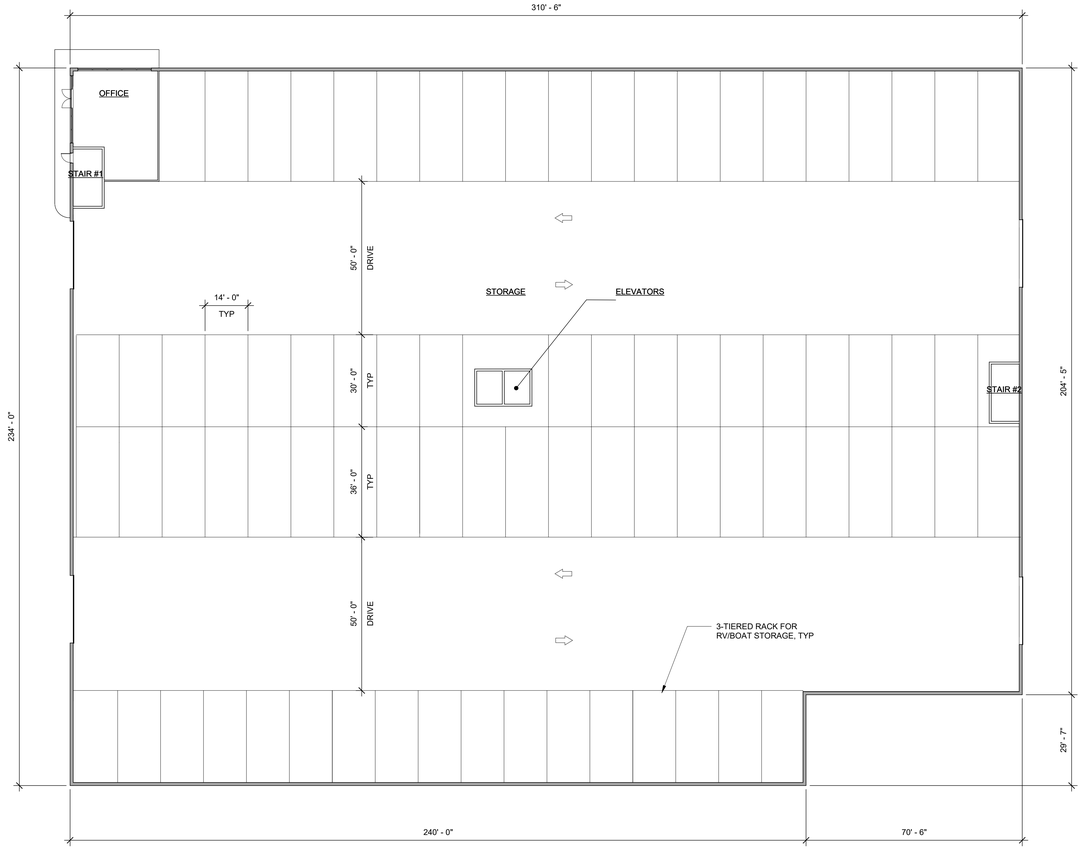
		AREA (SF)
FIRST FLOOR	CORE	500 SF
	LOADING	30,590 SF
	OFFICE	900 SF
	STORAGE	38,135 SF
	TOTAL	**70,125 SF**
SECOND FLOOR	CORE	500 SF
	STORAGE	69,625 SF
	TOTAL	**70,125 SF**
TOTAL BUILDING	CORE	1,000 SF
	LOADING	30,590 SF
	OFFICE	900 SF
	STORAGE	107,760 SF
	TOTAL	**140,250 SF**



3 BUILDING 4B DRIVE UP UNIT FLOOR PLAN
SCALE: 1" = 20'-0"



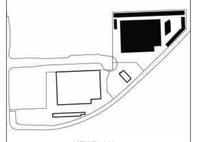
2 BUILDING 4A SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



1 BUILDING 4A GROUND FLOOR PLAN
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"



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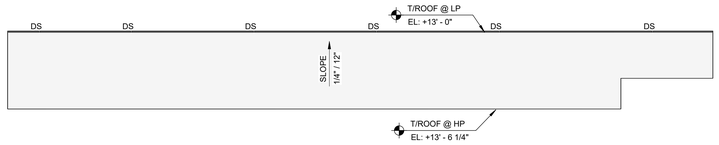
PRINCIPAL: Approver P.M.: Designer
QC BY: Checker DRAWN BY: Author

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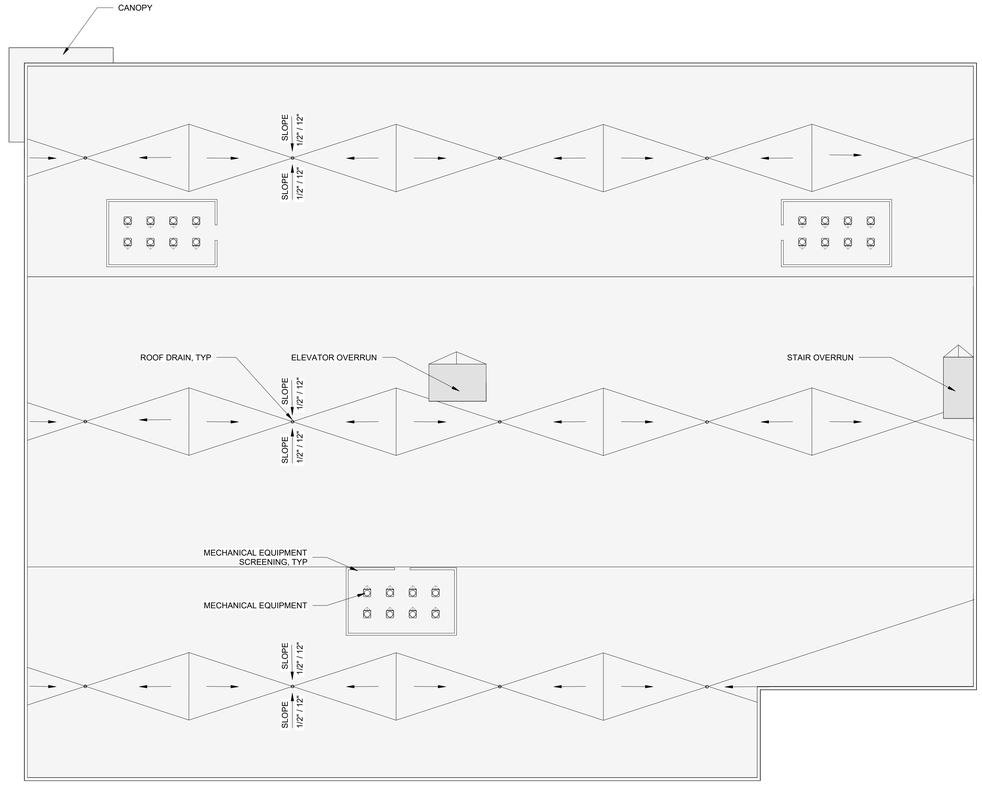
ROCKLIN, CA 95677

PARCEL 4 PRELIMINARY BUILDING FLOOR PLAN



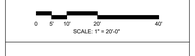
2 BUILDING 2B DRIVE UP ROOF PLAN

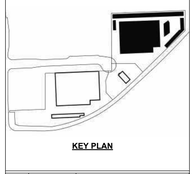
SCALE: 1" = 20'-0"



1 BUILDING 4A ROOF PLAN

SCALE: 1" = 20'-0"





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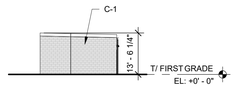
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PARCEL 4 PRELIMINARY BUILDING ROOF PLAN

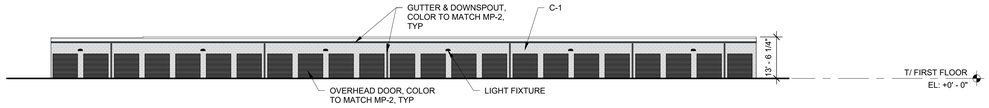
P 4.7

LEGEND

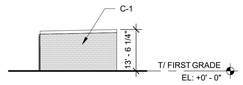
- ALUMINUM STOREFRONT SYSTEM WITH CLEAR INSULATED GLASS
- METAL PANEL SYSTEM MP-1 COLOR: MBCI SNOW WHITE
- METAL PANEL SYSTEM MP-2 COLOR: MBCI SLATE GRAY
- METAL PANEL SYSTEM MP-3 COLOR: MBCI TUNDRA
- PAINTED CMU C-1 COLOR: TO MATCH MBCI TUNDRA



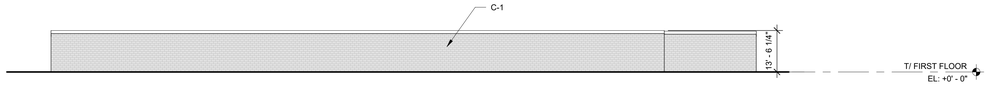
8 BUILDING 4B DRIVE UP UNIT EAST ELEVATION
SCALE: 1" = 20'-0"



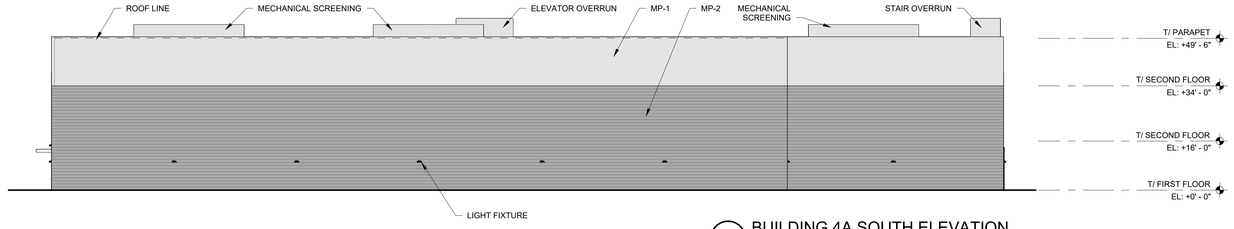
7 BUILDING 4B DRIVE UP UNIT NORTH ELEVATION
SCALE: 1" = 20'-0"



6 BUILDING 4B DRIVE UP UNIT WEST ELEVATION
SCALE: 1" = 20'-0"

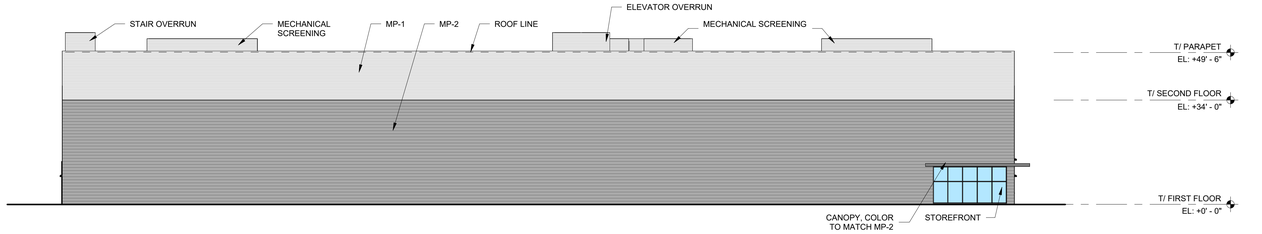


5 BUILDING 4B DRIVE UP UNIT SOUTH ELEVATION
SCALE: 1" = 20'-0"

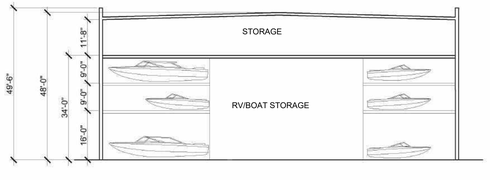


4 BUILDING 4A SOUTH ELEVATION
SCALE: 1" = 20'-0"

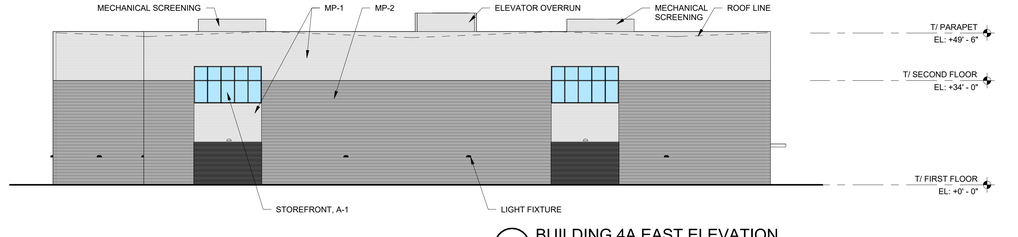
3 BUILDING 4A WEST ELEVATION
SCALE: 1" = 20'-0"



2 BUILDING 4A NORTH ELEVATION
SCALE: 1" = 20'-0"

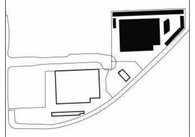


9 BUILDING 4A SECTION
SCALE: 1" = 20'-0"



1 BUILDING 4A EAST ELEVATION
SCALE: 1" = 20'-0"

0 5' 10' 20' 40'
SCALE: 1" = 20'-0"



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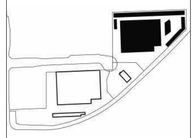
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PARCEL 4 PRELIMINARY BUILDING ELEVATIONS



NOT TO SCALE



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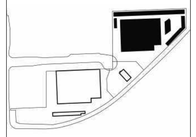
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PARCEL 4 PRELIMINARY BUILDING PERSPECTIVE

P 4.9



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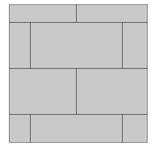
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PARCEL 4 PRELIMINARY BUILDING MATERIAL BOARD



CMU, C-1

Concrete Masonry Unit
Painted to match MP-3
Outbuildings



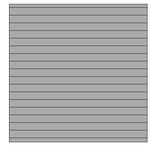
ALUMINUM A-1

Kawneer Finish
Storefront Glazing
Faux Windows



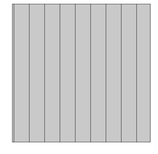
METAL PANEL MP-1

Metal Panel
MBCI Snow White



METAL PANEL MP-2

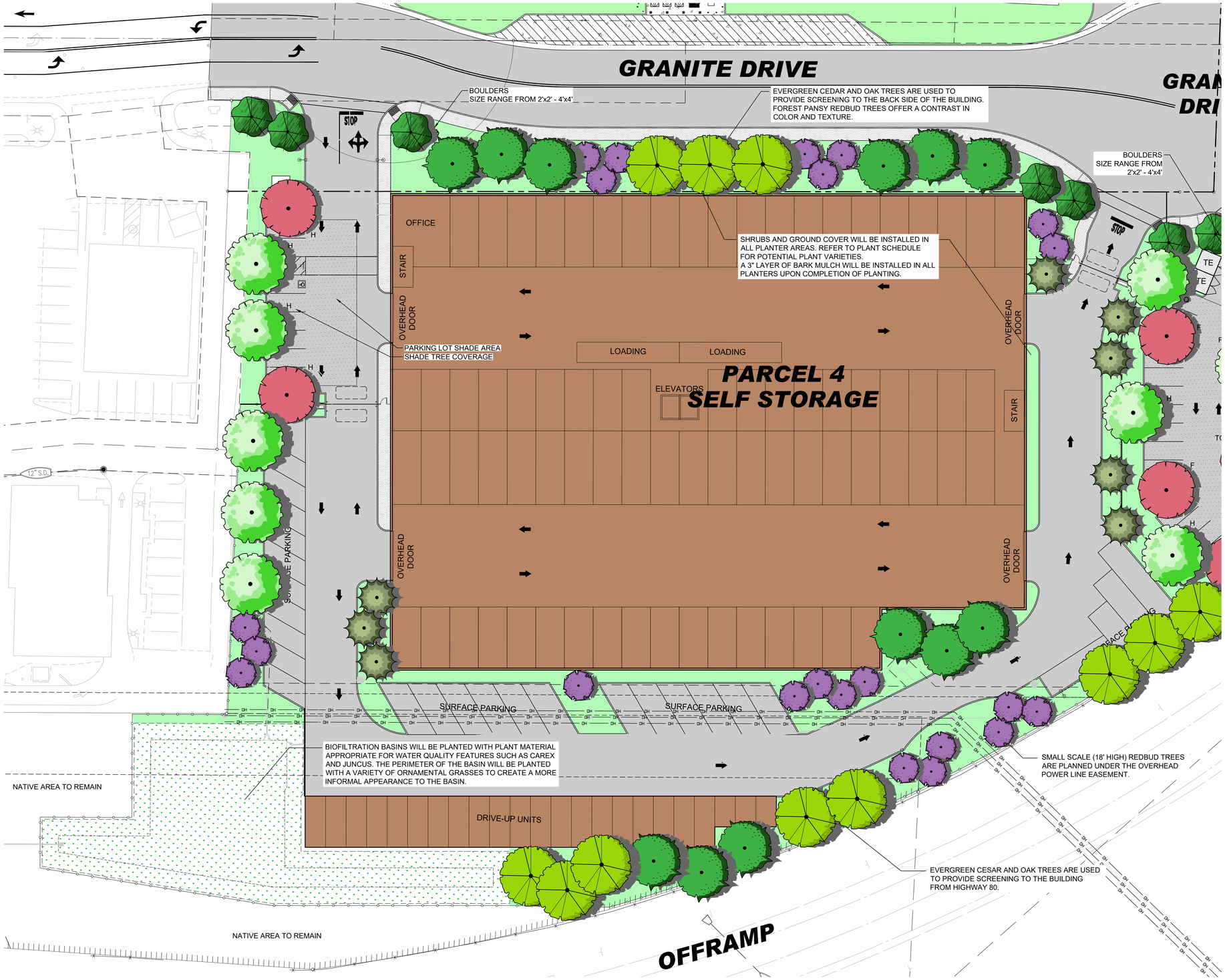
Metal Panel
MBCI Slate Gray



METAL PANEL MP-3

Metal Panel
MBCI Tundra

P 4.10



PLANT SCHEDULE PARCEL 4

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	H X W	WATER USE
TREES					
	Cedrus deodara / Deodar Cedar	13	15 gal	50`x30`	LOW
	Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud	27	24" box	18`x15`	MED
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	8	24" box	20`x20`	LOW
	Pinus eldarica / Afghan Pine	8	15 gal	60`x20`	LOW
	Pistacia x `Red Push` / Red Push Pistache	2	15 gal	35`x30`	LOW
	Quercus wislizenii / Interior Live Oak	14	24" box	50`x30`	LOW
	Ulmus parvifolia `True Green` / Chinese Evergreen Elm	5	24" box	40`x35`	LOW

SEE SHEET P4.12 FOR COMPLETE PLANT SCHEDULE

NORTH

0' 40' 20' 80'

YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

GRANITE DRIVE
COMMERCIAL

GRANITE DRIVE
ROCKLIN, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale: 1"=20'-0"
Date: January 21, 2026
File Name: GDC PL

No.	Date	Revision
△		

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Seal

LICENSED LANDSCAPE ARCHITECT
THERESA V. ZANG 5757
8/26
12/12/25
STATE OF CALIFORNIA

Sheet Title

PRELIM. PARCEL 4
PLANTING PLAN

Sheet No

P4.11

S:\Projects\Granite Drive Commercial\Civil\DGN\GDC PL.dwg 1/15 Jan 2026 3:00 PM by Jeff Amerein

CANDIDATE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES				
	Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" box	20'x20'	LOW
	Cedrus deodara / Deodar Cedar	15 gal	50`x30`	LOW
	Cercis canadensis `Forest Pansy` / Forest Pansy Eastern Redbud	24" box	18`x15`	MED
	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20`x20`	LOW
	Pinus eldarica / Afghan Pine	15 gal	60`x20`	LOW
	Pistacia x `Red Push` / Red Push Pistache	15 gal	35`x30`	LOW
	Quercus wislizenii / Interior Live Oak	24" box	50`x30`	LOW
	Ulmus parvifolia `True Green` / Chinese Evergreen Elm	24" box	40`x35`	LOW
	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	24" box	35`x30`	LOW

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
SHRUBS				
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal	3`x5`	LOW
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose	5 gal	2'x5'	LOW
	Grevillea x `Noellii` / Grevillea	5 gal	5`x5`	LOW
	Mahonia aquifolium / Oregon Grape	5 gal	3`x4`	LOW
	Mahonia eurybracteata `Soft Caress` / Soft Caress Mahonia	5 gal	3`x4`	MED
	Nandina domestica `Gulf Stream` / Heavenly Bamboo	5 gal	2`x2`	LOW
	Pittosporum tobira `Variegata` / Variegated Mock Orange	5 gal	5`x5`	MED
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry	5 gal	8`x6`	LOW
	Rhamnus californica `Eve Case` / California Coffeeberry	5 gal	6`x7`	LOW
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn	5 gal	4`x4`	LOW
	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	6`x6`	LOW
BIOSWALE				
	Baccharis pilularis / Coyote Brush	1 gal	6`x6`	LOW
	Carex barbarae / Santa Barbara Sedge	1 gal	2`x3`	MEDIUM
	Iris douglasiana / Douglas Iris	1 gal	2`x3`	LOW
	Juncus patens / California Gray Rush	1 gal	3`x3`	MEDIUM
	Salvia greggii / Autumn Sage	1 gal	3`x3`	LOW
GRASSES				
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	4`x3`	LOW
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush	1 gal	3`x3`	LOW
	Muhlenbergia capillaris `Regal Mist` / Muhly	1 gal	3`x3`	LOW
	Muhlenbergia rigens / Deer Grass	1 gal	4`x4`	LOW
VINES				
	Ficus pumila / Creeping Fig	5 gal	1`x6`	MED

	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	SPACING
GROUND COVERS					
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw	1 gal	2`x6`	LOW	72" o.c.
	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	1`x4`	MED	36" o.c.
	Cotoneaster dammeri `Coral Beauty` / Coral Beauty Cotoneaster	1 gal	1'x6'	LOW	60" o.c.
BIOSWALE					
	Biofiltration Hydroseed / Drought Tolerant Fescue Blend	Hydroseed			

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION NARRATIVE

The irrigation system will be serviced by new points of connection for each parcel. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PARCEL 4
PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
PIS RED	962		0		0	2	962		0
ULM TRU	962		0		0	2	962		0

PARKING LOT AREA (SF)	3,566
SHADE REQUIRED (50%)	1,783
SHADE PROVIDED (SF)	1,924
SHADE PROVIDED	54%

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

GRANITE DRIVE
COMMERCIAL

GRANITE DRIVE
ROCKLIN, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

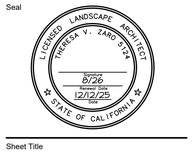
Date: January 21, 2026

File Name: GDC PL

No.	Date	Revision
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Seal



Sheet Title

PARCEL 4 PRELIM.
PLANT SCHEDULE

Sheet No

P4.12

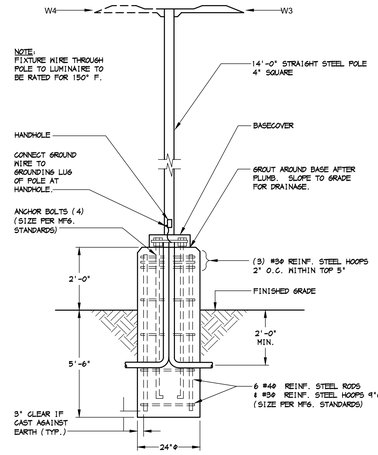
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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING
W1	LED WALL LIGHT	BEACON TRV D 24L 55 3KT 3 UNV	LED 3000K	55	WALL AT +12'-0"
W3	LED POLE LIGHT SINGLE HEAD	BEACON VPS 48L 55 3KT 3 BC	LED 3000K	55	POLE AT +16'-0"
W4	LED POLE LIGHT DUAL HEAD	BEACON VPS 48L 55 3KT 4F BC	LED 3000K	110	POLE AT +16'-0"

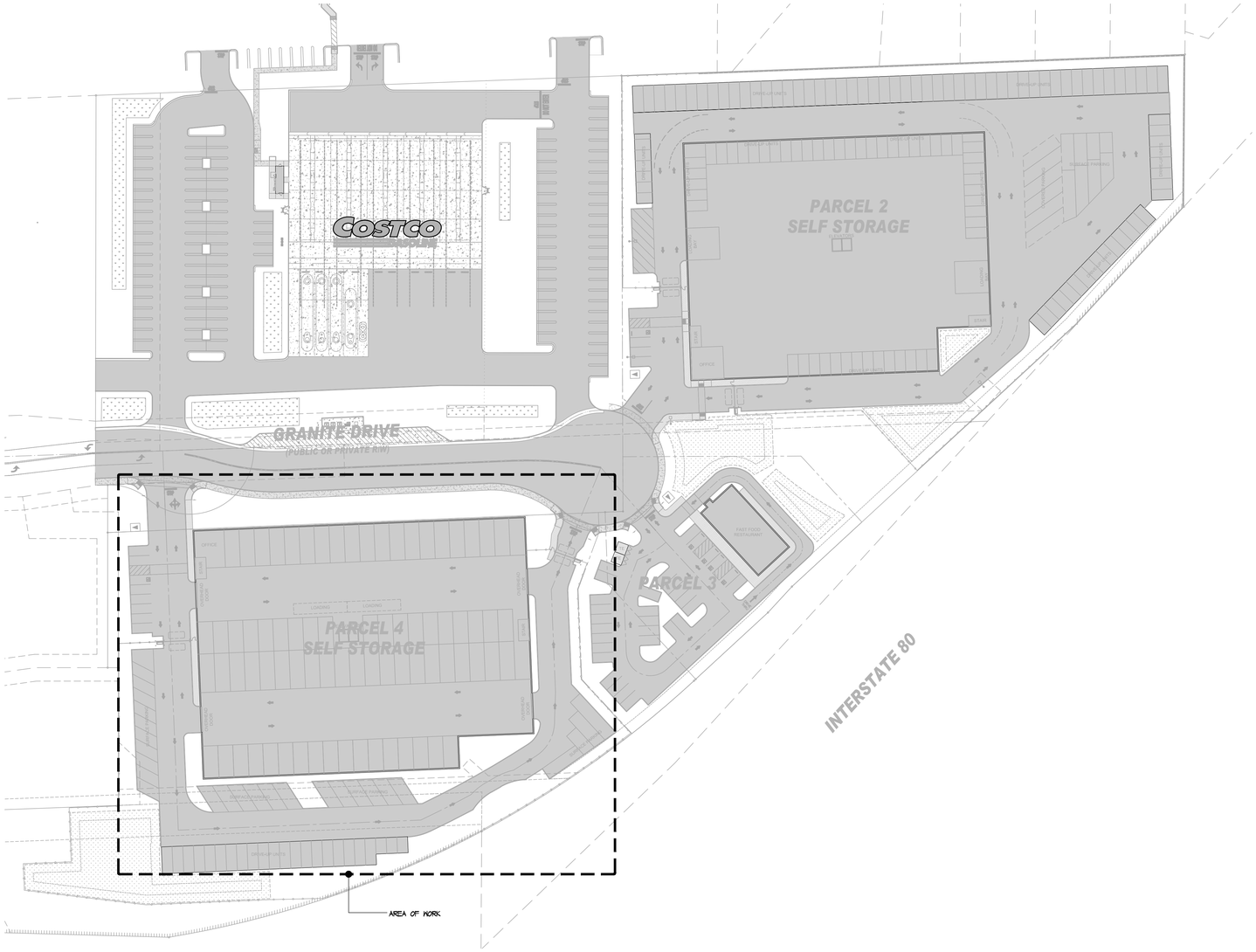
SYMBOLS LIST

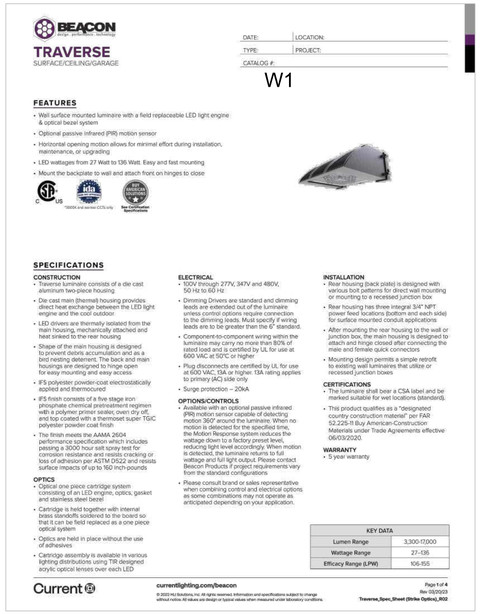
SYMBOL	DESCRIPTION
	LIGHTING FIXTURE, SURFACE MOUNTED ON WALL
	LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS
A	FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE



POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE





BEACON

TRAVERSE

SURFACE/CEILING/GARAGE

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

W1

FEATURES

- Wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system
- Optional passive infrared (PIR) motion sensor
- Horizontal opening motion allows for minimal effort during installation, maintenance, or upgrading
- LED wattages from 27 Watt to 136 Watt. Easy and fast mounting
- Mount the backplate to wall and attach front on hinges to close

SPECIFICATIONS

CONSTRUCTION
- Traverse luminaire consists of a die cast aluminum two-piece housing.
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor.
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sinked to the rear housing.
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access.
- IP5 polyester powder-coat electrostatically applied and thermocured.
- IP5 finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

OPTICS
- Optical one piece cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Optics are held in place without the use of adhesives.
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

ELECTRICAL
- 100V through 277V, 347V and 480V, 50 Hz to 60 Hz.
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher. 13A rating applies to primary (AC) side only.
- Surge protection - 20kA.

OPTIONS/CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

INSTALLATION
- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box.
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications.
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors.
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes.

CERTIFICATIONS
- The luminaire shall bear a CSA label and be marked suitable for wet locations (standard).
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020.

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	3,300-17,000
Wattage Range	27-136
Efficacy Range (LPW)	106-155

Current

currentlighting.com/beacon

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Page 1 of 4
Rev 05/20/20
Traverse_Spec_Sheet (Strike Optics)_R02

VIPER S
SERIES
STRIKE
SMALL VIPER LUMINAIRE

Cat.#
Job
Type W3+W4
Approvals

BEACON

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM D3359 cross hatch requirements and ASTM D4060 taber abrasion loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather proof seal around each individual LED.

Electrical:
- 120V through 277V, 50 Hz to 60 Hz (LINK), or 347V or 480V input.
- Power factor is ≥ 90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7 pin ANSI C136.41-2013 twist-lock photocontrol receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of a device failure. Requires no additional or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energers for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energers).
- In addition, Viper can be specified with the Intuitilight lighting control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/intuitilight.

Installation:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

Finish:
- IP5 polyester powder-coat electrostatically applied and thermocured. IP5 finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

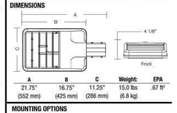
Certifications/Ratings:
- Design Lights Consortium (DLC) qualified, consult DLC website for more details: https://www.designlights.org/QPL
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: https://www.beaconproducts.com/products/viperstrike

Warranty:
Five year limited warranty for more information visit: www.hubbelllighting.com/resources/warranty

PRODUCT IMAGE(S)

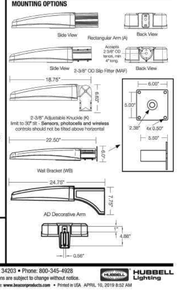


DIMENSIONS



A	B	C	Weight:	EPA
21.75" (552 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs (6.8 kg)	.67 ft²

MOUNTING OPTIONS



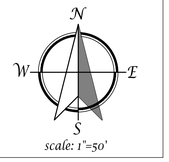
CERTIFICATIONS/LISTINGS

"3000K and warmer (CCTs only)

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HUBBELL Lighting



scale: 1"=50'

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GRANITE DRIVE COMMERCIAL

PARCEL 4 PRELIMINARY SITE ELECTRICAL PLAN P4.13

Granite Drive & Hwy 80
Rocklin, California

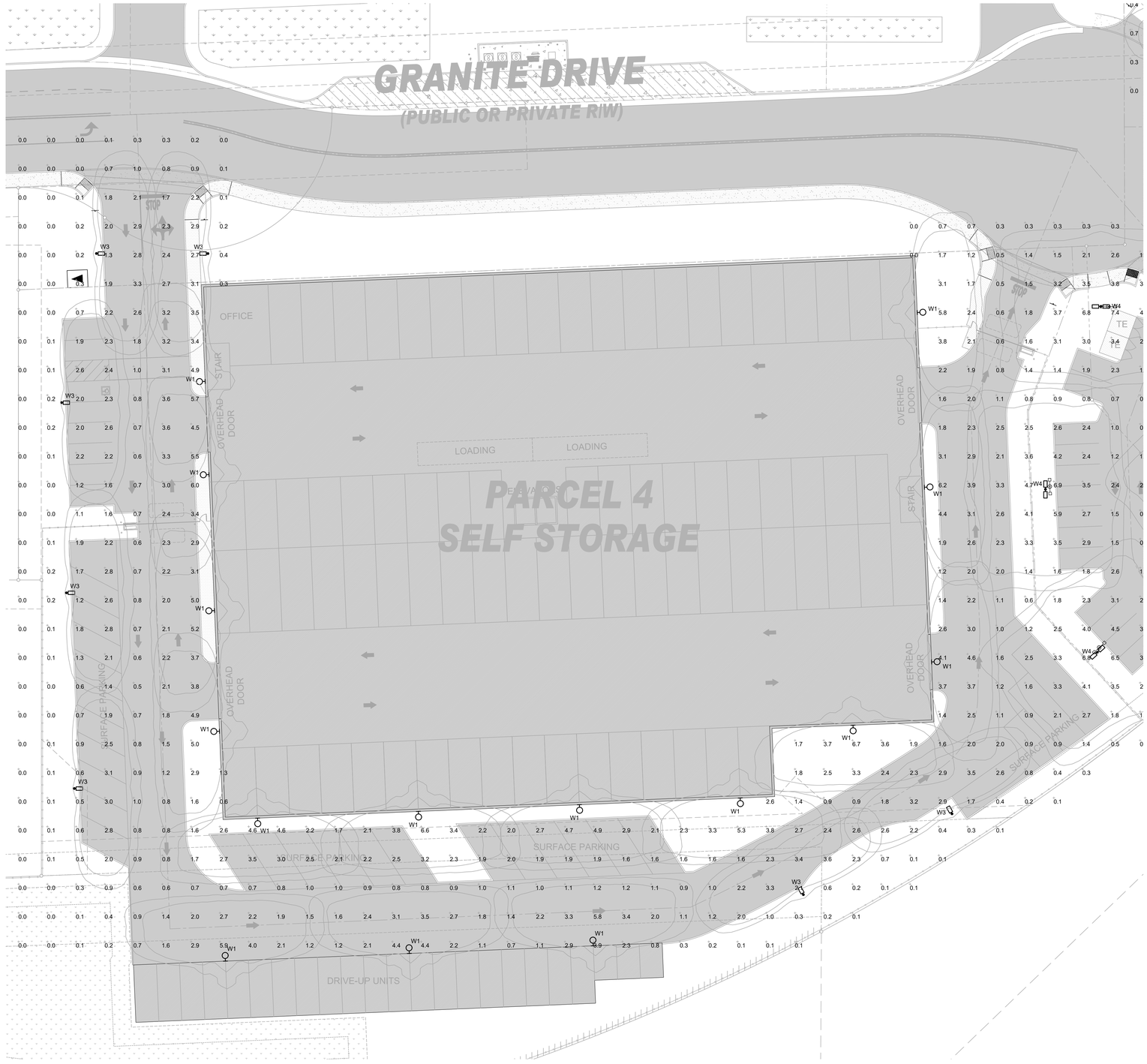
Proposed By: **COSTCO WHOLESALE CORP**
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PETROVICH DEVELOPMENT COMPANY LLC.
3680 Croker Drive, Suite 160
Sacramento, CA 95630

In Association With: **PARCEL 1: David Babcock + Associates, Kier + Wright, ___**
PARCEL 2 & 3: SGW Architecture & Design, TSD Engineering, Inc. (Civil), Yamasaki Landscape, and Capitol City Design Electrical

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrian Street
West Sacramento CA 95691
916.375.0135 www.capcitydesign.com

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JANUARY 21, 2026



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GRANITE DRIVE COMMERCIAL — PARCEL 4 PRELIMINARY SITE PHOTOMETRIC PLAN P4.14

Granite Drive & Hwy 80
Rocklin, California

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