

RESOLUTION NO. PC-2019-29

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN  
APPROVING A NOTICE OF EXEMPTION  
(Rocklin Retail Pad Building / DR2016-0005)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Rocklin Retail Pad Building / DR2016-0005 ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15332 – In-fill Development Projects and Section 15303 - New Construction and Conversion of Small Structures; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, and for the reasons stated in the Notice of Exemption, attached hereto and incorporated by reference herein as Exhibit 1, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this 3<sup>rd</sup> day of December, 2019, by the following vote:

AYES:	Commissioners: Barron, McKenzie, Vass, Alatorre
NOES:	Commissioners: None
ABSENT:	Commissioners: Whitmore
ABSTAIN:	Commissioners: None

  
\_\_\_\_\_  
Michele Vass, Chairperson

ATTEST:

  
\_\_\_\_\_  
Secretary

## NOTICE OF EXEMPTION

**TO:** County Clerk, County of Placer  
2954 Richardson Blvd.  
Auburn, CA 95604-5228

**FROM:** City of Rocklin  
CCD Department  
3970 Rocklin Road  
Rocklin, CA 95677

**Project Title:** Rocklin Retail Pad Building

**Project Location - Specific:** The project location is on the southwest corner of Pacific Street and Farron Street, APNs 010-191-020 &-023.

**Project Location - City:** Rocklin, CA; **County:** Placer

**Description of Nature, Purpose and Beneficiaries of Project:** The project proposes the construction of a +/- 2,100 square foot, single story building with a drive-thru lane on an approximately 2.71 +/- acre site in the City of Rocklin. The building will include an outside patio with street trellis. The project proposes to eliminate 14 existing parking stalls and replace them with 21 new stalls. The applicant is proposing a reciprocal parking and access agreement with the adjacent lot. This project will require a Design Review entitlement.

**Name of Public Agency Approving Project:** City of Rocklin

**Name of Person or Agency Carrying Out Project:** The property owner is CSS Retail Properties, LLC, Attention: Michelle Marden, 1508 Eureka Rd. Suite #230 Roseville, CA 95661, (916) 791-6466, [michelle@citadil-usa.com](mailto:michelle@citadil-usa.com). The applicant is Borges Architectural Group, Attention: Larry Klug, 1478 Stone Point Dr. Suite #350 Roseville, CA 95661. (916) 782-7200, [larry@borgesarch.com](mailto:larry@borgesarch.com)

**Exempt Status (Check one)**

☒ x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15332 – Infill Development Projects and Section 15303 - New Construction and Conversion of Small Structures

**Reasons why the project is exempt.** The project involves the construction of a +/- 2,100 square foot, single story building with a drive-thru lane on an approximately 2.71 +/- acre site, as further described above. Class 32 and Class 3 exemptions consist of projects characterized as in-fill development and new construction and conversion of small structures, respectively, meeting the conditions described below:

1. **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the zoning designation and regulations.**

The project site is designated in the General Plan as Service Commercial and Retail Commercial. The purpose of the Service Commercial designation is to:

To provide areas suitable for retail, wholesale, heavy commercial, and service establishments where they will not adversely affect surrounding properties.

The purpose of the Retail Commercial designation is to:

A. To provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.

B. To provide areas suitable for retail and service establishments intended to meet daily convenience needs of residential areas.

C. To provide areas for highway traveler services and uses normally associated with travelers and vacationers.

The property's zoning is Retail Business (C-2) which allows for commercial uses that implement the goals and policies contained within the General Plan for Service Commercial and Retail Commercial development.

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is located within the city limits on a property that is 2.71 +/- gross acres in size. The site is substantially surrounded by urban uses, included but not limited to retail commercial development to the north, east and south, roadways, a railway and nearby residential to the north and west.

**3. The project site has no value as habitat for endangered, rare or threatened species.**

The site has been previously graded, is currently vacant and is mostly surrounded by other developed properties. No rare, endangered, or threatened species are known or suspected to exist on the project site. Most of the surrounding vicinity has been developed in an urban fashion. Given the above, the site is not considered to have any significant value as a habitat for any endangered, rare, or threatened species.

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

Approval of the project would allow the construction of a +/- 2,100 square foot, single story building with a drive-thru lane on an approximately 2.71 +/- acre site. Adjacent land is mostly developed and existing infrastructure was sized and installed to accommodate such development. Traffic and air quality effects from the proposed use of this site are consistent with those that were anticipated in the City's General Plan EIR, which assumed the development of this site with retail commercial uses. Significant noise and water quality effects are not anticipated with the development and use of this property as a retail commercial facility.

**5. The site can be adequately served by all required utilities and public services.**

The project site is located within an existing urbanized area where infrastructure was sized and installed to accommodate permitted uses in the area.

Class 3 exemptions consist of the construction and location of limited numbers of new, small facilities or structures, including accessory structures. The project consists of the construction of a +/- 2,100 square foot, single story building with a drive-thru lane, as further described above. The project as proposed is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 3 of the CEQA Guidelines.

The project as proposed is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 32 and Class 3 of the CEQA Guidelines.

**Contact Person:** David Mohlenbrok, Community Development Department Director

**Date received for Filing:** \_\_\_\_\_

**Signature:** \_\_\_\_\_  
David Mohlenbrok, Community Development Department Director

RESOLUTION PC-2019-30

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Rocklin Retail Pad Building / DR2016-0005)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Design Review (DR2016-0005) approves the development of a new approximately 2,100 square foot, single story building with drive-through including the site design, landscaping, and architecture on an approximately 2.71 gross acre site. Assessor's Parcel Numbers (APN) 010-191-020 & 010-191-023.

B. A Categorical Exemption of environmental impacts has been approved for this project via Planning Commission Resolution No. PC-2019-29.

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.



J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review (Rocklin Retail Pad Building / DR2016-0005) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to issuance of the building permit. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
- b. The applicant shall install a masonry trash enclosure with decorative masonry caps and solid metal gates matching the existing trash enclosures in the commercial center, to the satisfaction of the Community Development Director. The location and design of the trash enclosure shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 16 feet (to accommodate a

grease rendering container) and gates designed to clear adjacent curbing, to the satisfaction of Recology Auburn Placer. (PLANNING, RECOLOGY AUBURN PLACER)

- c. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as the decorative corner feature, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, BUILDING, PUBLIC SERVICES)

It is anticipated that the following will be necessary:

De-annexation out of: Lighting & Landscaping District (LLD) 1

Annexation into: LLD 2, CFD No. 1, and CFD No. 5

## 2. Schools

At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

## 3. Fire

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
- b. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

## 4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances. The project improvement plans shall include the following: (ENGINEERING, PLANNING, PUBLIC SERVICES)

- a. A Stormwater Control Plan and a detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The Stormwater Control Plan shall be submitted prior to or concurrent with the improvement plans. The grading and drainage plan shall include the following:
  - i) Stormwater Management
    - 1) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls, if any, or acceptable alternative to the satisfaction of the City Engineer and the Environmental Services Manager. All specified treatment systems and hydromodification controls shall be privately owned and maintained on a regular basis to ensure proper performance. (BUILDING, PUBLIC SERVICES)
    - 2) Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (ENGINEERING, CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
      - A. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
      - B. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
      - C. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in

the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

- 3) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - 4) Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - 5) Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
  - 6) The developer shall prepare a Storm Water Pollutant Protections Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- ii) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. (ENGINEERING)
- iii) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and

characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

- b. All on-site standard improvements, including but not limited to:
  - i) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot and site lights, fire hydrants, fences, pilasters, trash enclosures, etc.
  - ii) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
  - iii) To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
  - iv) Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by grading of the project site but not developed.
- c. The following special off-site improvements: (PUBLIC SERVICES, ENGINEERING)
  - i) If needed, reroute or retrench the traffic signal advanced loop run on Farron Street, to the satisfaction of the Public Services Director.
  - ii) Repaint street markings, to include but not limited to the stop bar, legend, lane striping, and replace the existing stop sign on Farron Street.
  - iii) Repaint and/or repair damage to existing striping and/or right-of-way improvements along Fallon Street and/or Pacific Street.
  - iv) Install No Parking Signs along the Farron Street frontage from Pacific Street to the railroad crossing, to the satisfaction of the Public Services Director.

- d. Improvement plans shall include landscape and irrigation plans for new landscaping and modifications to existing landscaping in the public rights-of-way (back of sidewalk) along Pacific Street and Farron Street. (PUBLIC SERVICES, PLANNING, ENGINEERING)
- i) The right-of-way landscape plans shall conform to the requirements of Condition 6, below, to the satisfaction of the Director of Public Services.
  - ii) Right-of-way landscaping shall conform to Exhibit A, to the satisfaction of the Director of Public Services.
- e. A detailed parking lot signage and striping plan designed per City standards that indicates all parking spaces, aisles, entrances, and exits, including on-site signage, and any required offsite signage in the public right-of-way, in substantial conformance with Exhibit A. (ENGINEERING, PLANNING)
- e. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
- Recommendations for building pad and footing construction;
  - Use of soil stabilizers or other additives; and
  - Recommendations for surface drainage.
- f. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans):
- i) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- ii) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- iii) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- iv) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x) All construction equipment shall be maintained in clean condition.
- xi) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii) All exposed surfaces shall be revegetated as quickly as feasible.
- xiii) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xiv) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- xv) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
  - xvi) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
  - xvii) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
  - xviii) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
  - xix) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- g. The following noise conditions shall be included in the notes on the face of the improvement plans: (ENGINEERING)
- i) All “self-powered” construction equipment and stationary noise sources (e.g. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g. mufflers). (ENGINEERING, BUILDING)
  - ii) Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (e.g. pumps, electrical generators, etc.) shall be located away from the existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
  - iii) All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)



- h. The following cultural resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, unique paleontological resource, or a tribal cultural resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). (ENVIRONMENTAL SERVICES, ENGINEERING)

- i. The following biological resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

Prior to the start of grading or construction activities to occur within the nesting season, the applicant shall submit documentation of a survey for nesting raptors and migratory to the City's Public Services and Economic and Community

Development Departments. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and the California Department of Fish and Wildlife as detailed below.

The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February 1 through September 15).

If tree and vegetation removal and/or project grading or activities occur during the nesting season for raptors and migratory birds (February 1 through September 15), the developer and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of tree and vegetation removal activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of tree and vegetation removal activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree and vegetation removal may proceed. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September 16 - January), a survey is not required and no further studies are necessary. (ENVIRONMENTAL SERVICES, ENGINEERING)

5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit

made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Director of Community Development. The landscape plans shall comply with the following requirements: (PLANNING)

i) The landscaping plan shall be prepared by a landscape architect and shall include:

1) Plant material information shall adhere to the following:

A. A legend of the common and botanical names of specific plant materials to be used, including in the planters at the front of the store. The legend should indicate the nursery container size of plant materials, the size at maturity, and include a graphic symbol for each plant type:

Shrubs shall be a minimum of five (5) gallon and trees a minimum of fifteen (15) gallon and meet the minimum height specified by the American Standards for Nursery Stock. Groundcover spacing shall be sufficient to achieve adequate cover upon establishment of the plants.

B. Final plant selections shall be based on the approved Planting Legend and shall incorporate a variety of plants from each plant type.

C. Within the planter finger between the parking spaces and the drive-through exit, shrubs shall be limited to low-growing, less than 30 inches, so visibility for exiting the drive-through is not impaired.

2) A section diagram of proposed tree staking, utilizing metal posts.

3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.

4) Along the public right-of-way, where needed, berming of landscape strips or the installation of dense shrubs to screen the undercarriages of vehicles as viewed from off-site.

- 5) Provision for the shading of the parking lot, including parking spaces, maneuvering areas, driveways and drive-throughs, excluding all or portions of loading docks/facilities, by shade trees of appropriate size(s) and characteristic(s) in locations to achieve 50% shading at maturity (15 years from planting Include a calculation demonstrating compliance with this condition on the plan.
- 6) Four container plantings shall be placed at the front of the store with appropriate automatic irrigation systems. Said containers shall be decorative stoneware (i.e. terra cotta, concrete, etc. with a minimum size of no less than 15-gallons. The containers shall be planted with a varied mix of plant materials to achieve a layered and attractive appearance. The locations and irrigation systems for said containers shall be indicated on the landscape plans consistent with Exhibit A and shall be installed prior to occupancy of the building, to the satisfaction of the Community Development Director. (PLANNING)
- 7) Granite or moss rock boulders in the Pacific Street and Farron Street landscape areas, consistent with those in the landscaping of the existing center.
- 8) Protect and modify existing City irrigation systems (i.e. mainline, station wires and laterals) on the Pacific Street frontage, including upgrading meters depending on current usage, as needed. Prior to construction of the project driveways, City mainline, laterals and irrigation wires shall be placed in sleeves and all affected irrigation zones shall be brought back to working order when the project is complete.
- 9) In all landscape areas, add Walk-on Bark to existing and new landscape for a uniform look and to help refresh the frontage landscaping.
- 10) Existing street trees and plant materials in the public right-of-way shall be retained and protected in place to the extent feasible. If damaged or removed due to construction, they shall be replaced as space allows to restore the landscaping.
- 11) Prior to cutting into any City irrigation, the contractor shall contact the Landscape Inspector at least 24 hours in advance at (916) 625-5577.
- 12) Prior to building permit issuance, the applicant shall meet with the City of Rocklin Public Services, Landscape Maintenance Division to

review the final on-site landscape plans to eliminate any conflicts between the final landscape plans and the existing City landscaping along Pacific Street.

- ii) The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the water Conservation and Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (PLANNING)
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

8. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along Pacific Street and Farron Street. The agreement shall stipulate that the property owner shall maintain all plant materials and the City will maintain the irrigation system. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (BUILDING, PLANNING, PUBLIC SERVICES)

9. Architecture

- a. All wall-mounted mechanical equipment and conduit shall be color-matched to the adjacent building color to minimize its visibility, to the satisfaction of the Community Development Director. (PLANNING)
- b. The back or rear of any parapet wall that may be visible from an adjacent right-of-way or property shall be painted the same color as the front of the parapet wall to provide a more finished appearance. (PLANNING)
- c. The architecture of the building, including finishes and details, shall be in substantial conformance with Exhibit A. (PLANNING)

10. Lighting

The lighting design plan shall be approved by the Community Development Director for compliance with this condition. (PLANNING)

- a. All exterior lighting shall be decorative, cut-off type fixtures that incorporate “dark sky” provisions and are designed and installed such that all light is projected directly toward the ground to avoid adverse glare on adjacent properties and/or the public right-of-way. Building, site, and parking lot lighting fixtures shall match those in the existing center, to the satisfaction of the Community Development Director.
- b. The photometric plan shall be reviewed and revised if needed to avoid “hot spots” under the parking lot lights and to eliminate light spill over the property lines that exceeds 0.1 foot candles.
- c. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light fixture itself.
- d. Any up-lighting of a landscape feature or similar installation shall be mounted in-ground (flush) and/or shielded so that the light source and any glare is shielded from the entry driveways, internal driveways, and the public streets and so that the light is projected onto the feature / installation only.

#### 11. Signs

All signs shall conform to the sign designs and locations as shown in Exhibit A and as modified herein, and as needed to be consistent with the sign program for the center, comply with the requirements of the Quarry District Architectural Guidelines, Design Review Guidelines Criteria for signs, and the Sign Ordinance of the City of Rocklin. (PLANNING)

- a. All freestanding signs shall be located outside of any public utility easements.
- b. All building mounted signage shall consist of individual internally illuminated or halo illuminated letters and logos. Backer boards shall be allowed if they contribute to the overall appearance and message of the sign.
- c. Future drive-through directional, pre-order, and menu board signs shall be reviewed by staff prior to submittal for a Sign Permit for compliance with this condition.

#### 12. Special Conditions

- a. Prior to issuance of improvement plans, a Lot Line Adjustment shall be recorded to move the shared property line between APN 010-191-020 and 010-191-023 to accommodate the development of the project on APN 010-191-020. (ENGINEERING, PLANNING)

- b. Prior to issuance of improvement plans, a reciprocal parking and access easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between APNs 010-191-020 and 010-191-023. (ENGINEERING, PLANNING, CITY ATTORNEY)
- c. Prior to issuance of improvement plans, a public utility easement (PUE) shall be provided along the project's Farron Street frontage. (ENGINEERING)
- d. Prior to issuance of improvement plans, the site plan shall be modified to resolve turning conflicts from the dual drive-through exit, to the satisfaction of the City Engineer. (ENGINEERING)
- e. Prior to issuance of improvement plans, the Farron Street driveway shall be modified to prevent left turns out of the Farron Street driveway, to the satisfaction of the City Engineer. (ENGINEERING)

13. Outdoor Seating

- a. Decorative tubular steel fencing and/or container plantings, if any, used to delineate the outdoor seating areas shall be to the satisfaction of the Community Development Director. (PLANNING)
- b. Decorative and sturdy metal outdoor furniture which compliments the building and environment created for the area shall be used in all outdoor seating areas, to the satisfaction of the Community Development Director. No plastic furniture shall be permitted. (PLANNING)
- c. Use of a public address system that can be heard outside of the building is prohibited. (PLANNING)
- d. Use of an amplified sound system to provide music for the outdoor seating area is permissible, however such music is intended to be a muted background noise and should not be audible from a distance of 100 feet from the building. (PLANNING)

14. Security

- a. Prior to building permit issuance, the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact. (POLICE)
- b. Prior to a certificate of occupancy, the property owner or tenant shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the building, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

15. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof -mounted, including future photo-voltaic installations, shall be screened from view from all public rights-of-way and the design of the screening shall be in harmony with the architectural design of the building, to the satisfaction of the Community Development Director. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

16. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Low nitrous oxide (NOx) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

17. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)
- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)
- c. The outdoor seating area shall be maintained free of trash and any other debris, to the satisfaction of the Community Development Director. (PLANNING)

18. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's planning commission or City Council, which



action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

19. Validity

- a. Approval of this entitlement does not relieve the developer of the need to obtain subsequent permits and approvals, such as but not limited to Grading Permits, Improvement Plans, Building Permits, and Sign Permits.
- b. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 3<sup>rd</sup> day of December, 2019, by the following roll call vote:

AYES:	Commissioners:	Barron, McKenzie, Alatorre, Vass
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Whitmore
ABSTAIN:	Commissioners:	None



Michele Vass, Chairperson

ATTEST:



Secretary

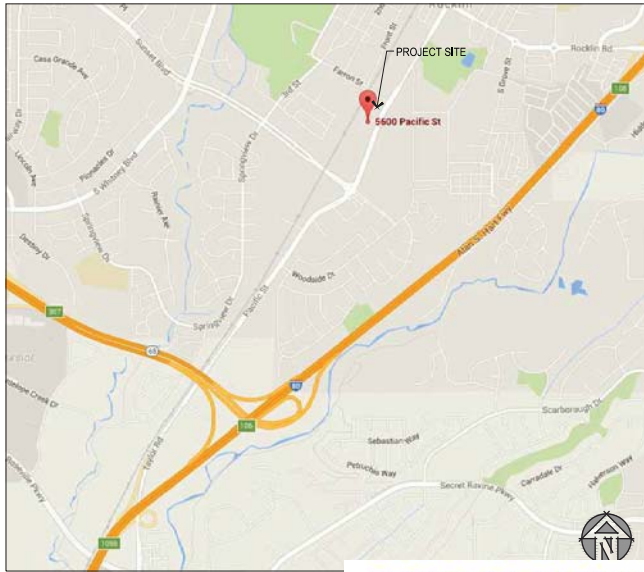
P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Rocklin Retail Pad Building\Final Approval Documents\PC-2019-30 - Rocklin Retail Pad Reso DR2016-0005.docx

EXHIBIT A

Rocklin Retail Pad Building / DR2016-0005

Design Review Documents are available at the Community Development Department

EXHIBIT A  
DR2016-0005



PARKING SUMMARY

EXISTING:  
(for New & Existing Adjacent Sites)

STANDARD	= 84
COMPACT	= 14
ADA	= 5 (2 VAN)
TOTAL	= 103

EXISTING TO BE REMOVED:

STANDARD	= 6
COMPACT	= 8
ADA	= 0
TOTAL	= 14

NEW:

REQUIRED (Restaurant: 30 Fixed  
Seats) = 10 (1 per 3 seats)

PROVIDED:

STANDARD	= 17
COMPACT	= 2
ADA	= 2 (1 VAN)
TOTAL	= 21

GRAND TOTAL FOR NEW & EXISTING:

STANDARD	= 95
COMPACT	= 8
ADA	= 7 (3 VAN)
TOTAL	= 110 (NET = +7)

PROVIDED PARKING SUMMARY:

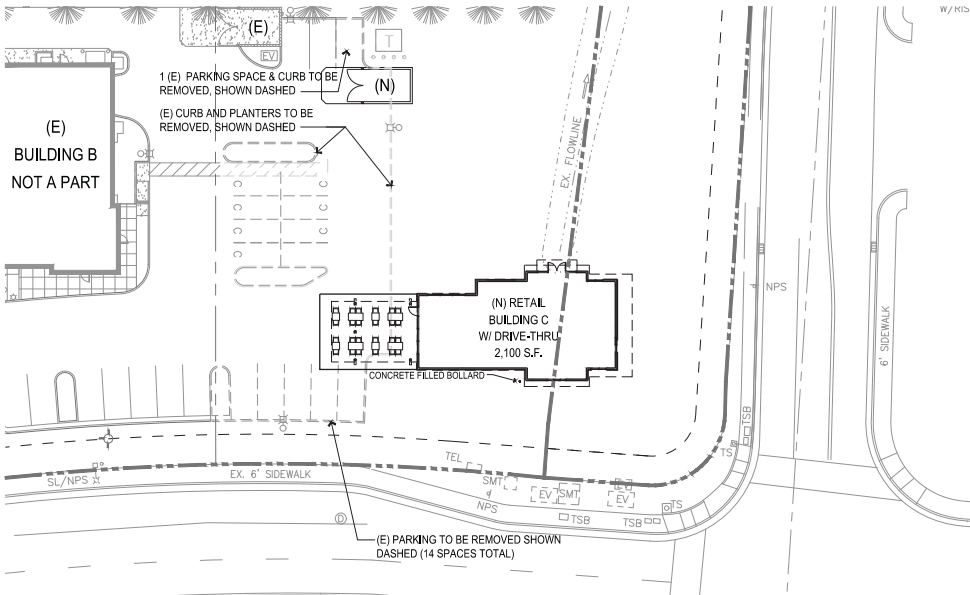
EXISTING	= 103
- REMOVED	= -14
+ PROPOSED	= +21
TOTAL PROVIDED	= 110

REQUIRED PARKING:

1 SPACE /200 SF	= 98
1 SPACE /3 RESTAURANT SEATS	= 10
TOTAL REQUIRED	= 108



NEW PARKING LOT LIGHTS & MONUMENT SIGN TO MATCH  
EXISTING, AS PHOTOGRAPHED ABOVE.



2 PARKING STALL REMOVAL PLAN

1 SITE FIXTURES TO MATCH

VICINITY MAP

APPROVED BY PLANNING COMMISSION ON December 3, 2019

*David Mohlenbrok*

David Mohlenbrok, Community Development Director

PROJECT INFORMATION

OWNER / DEVELOPER:

CSS RETAIL PROPERTIES, LLC  
1508 EUREKA ROAD, SUITE 230  
ROSEVILLE, CA 95661  
MICHELLE MARDEN  
EMAIL: michelle@citadel-usa.com  
TELE: (916) 791-6466

ARCHITECT:

BORGES ARCHITECTURAL GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE, CA 95661  
LARRY KLUG  
EMAIL: larry@borgesarch.com  
TELE: (916) 782-7200  
FAX: (916) 773-3037

CIVIL ENGINEER:

OURADA ENGINEERING  
3111 SUNSET BLVD., SUITE L  
ROCKLIN, CA 95677  
STEVEN OURADA  
EMAIL: steve@ourada.net  
TELE: (916) 624-1221

LANDSCAPE ARCHITECT:

SIERRA DESIGN GROUP  
5320 BARTON ROAD  
LOOMIS, CA 95650  
DARYL F. MARTIN  
EMAIL: daryl-sdg@fastkat.com  
TELE: (916) 660-9022

SERVICE PROVIDERS:

ELECTRIC - PG&E  
GAS - PG&E  
FIRE - ROCKLIN CITY FIRE DEPT.  
WATER - PLACER COUNTY WATER  
AGENCY  
SEWER - SOUTH PLACER MUNICIPAL

GENERAL PLAN LAND USE:

RC: RETAIL COMMERCIAL

ZONING:

C-2: RETAIL BUSINESS

ARCHITECTURAL DISTRICT:

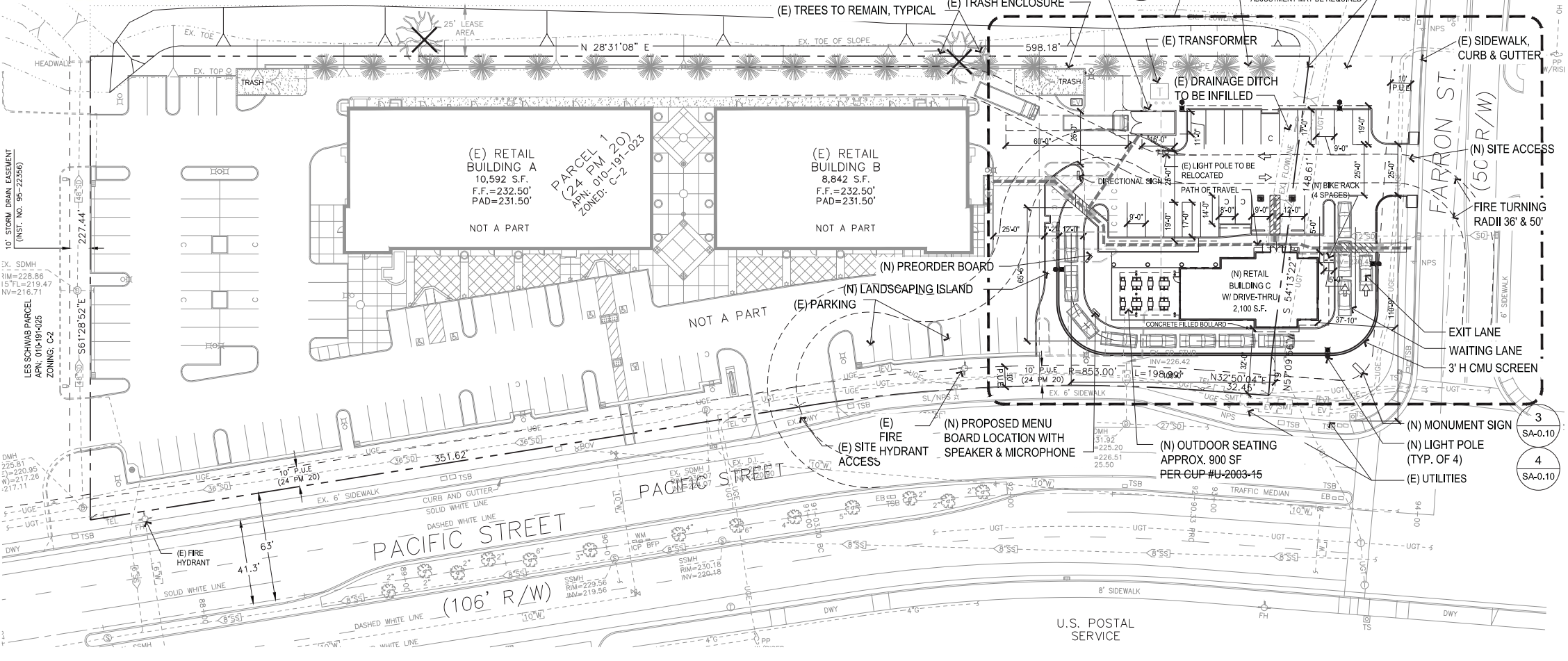
QUARRY DISTRICT

ASSESSOR'S PARCEL NUMBERS

APN: 010-191-023  
AREA: 108,888 SF (2.50 ACRES)  
APN: 010-191-020  
AREA: 9,243 SF (0.21 ACRES)

BUILDING AREAS

EXISTING: 10,592 SF (A) + 8,842 SF (B) =  
19,434 SF  
PROPOSED: 2,100 SF RESTAURANT



1 OVERALL SITE PLAN

ROCKLIN RETAIL CENTER OVERALL SITE PLAN

SA-0.10

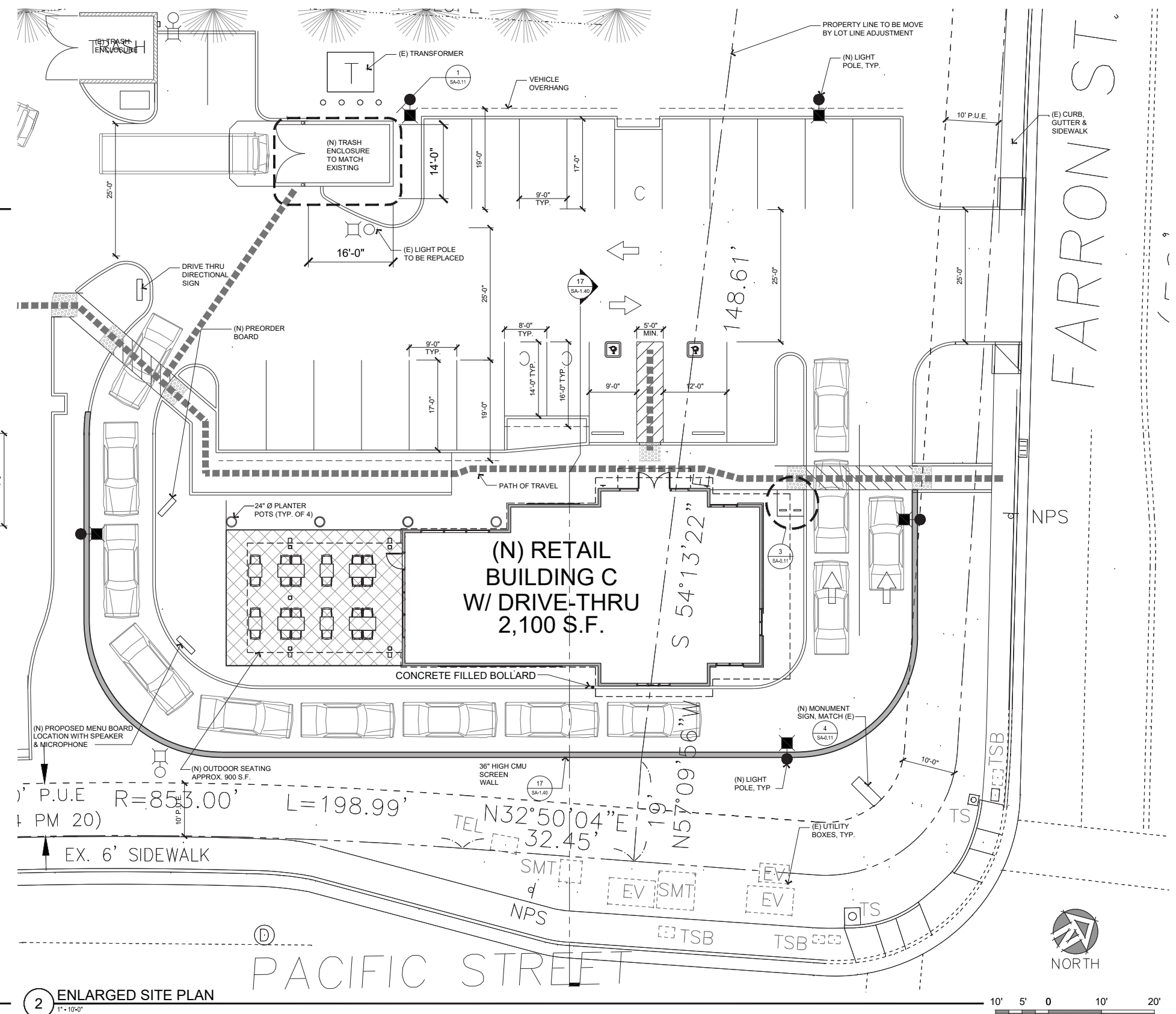
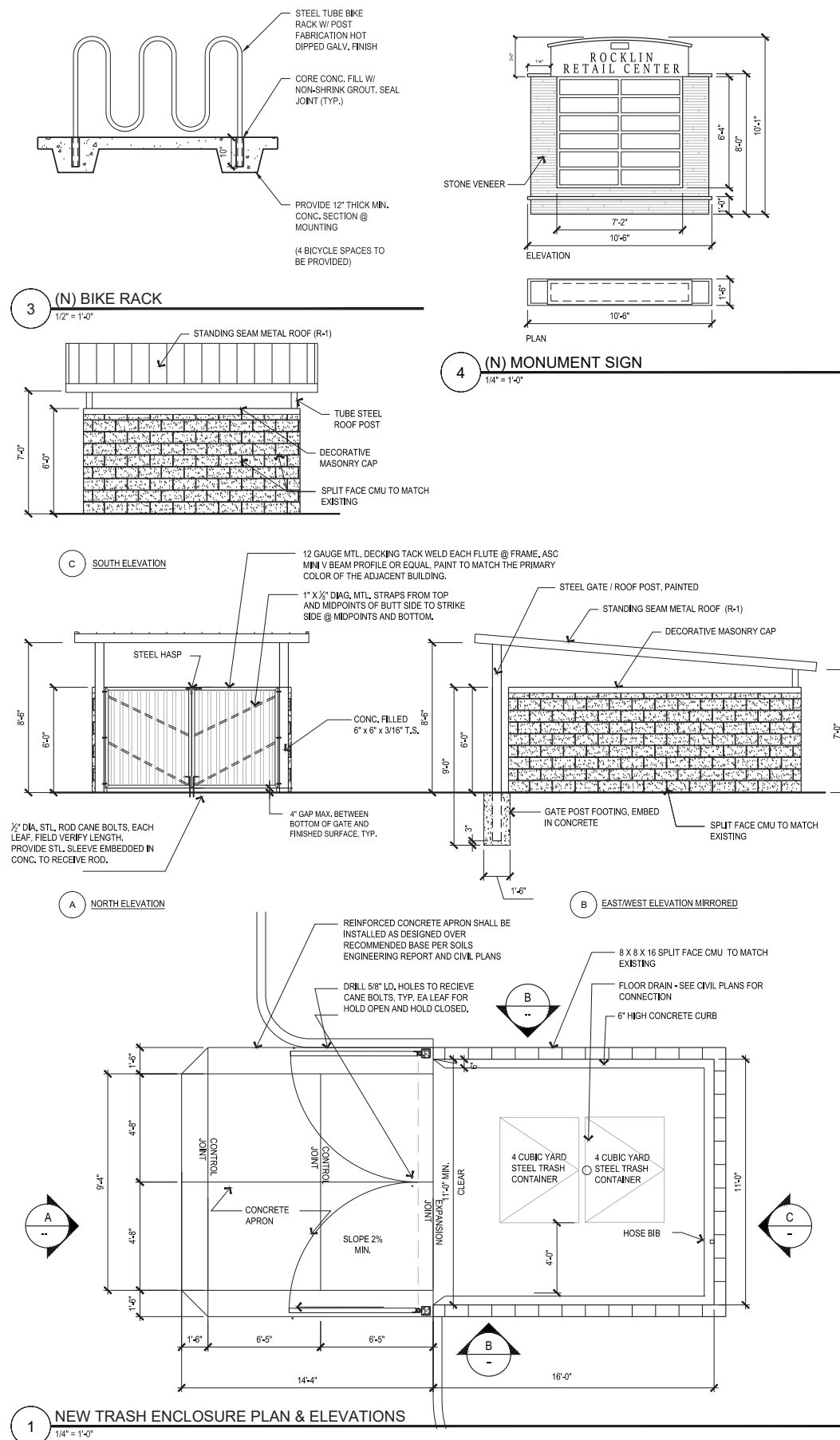
Borges

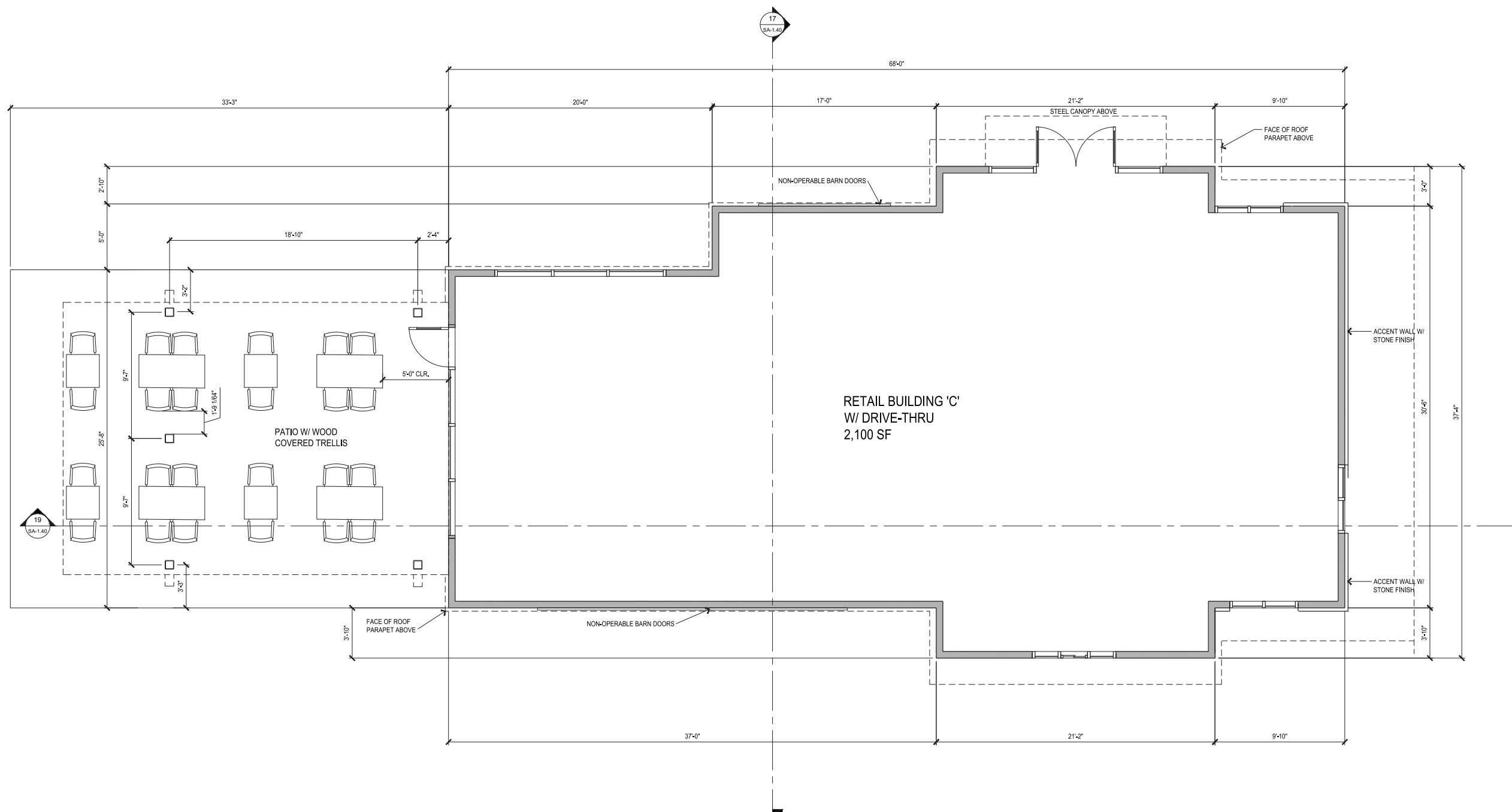
5514, 5600 PACIFIC STREET ROCKLIN, CA

14059 9/20/19 11/05/19

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





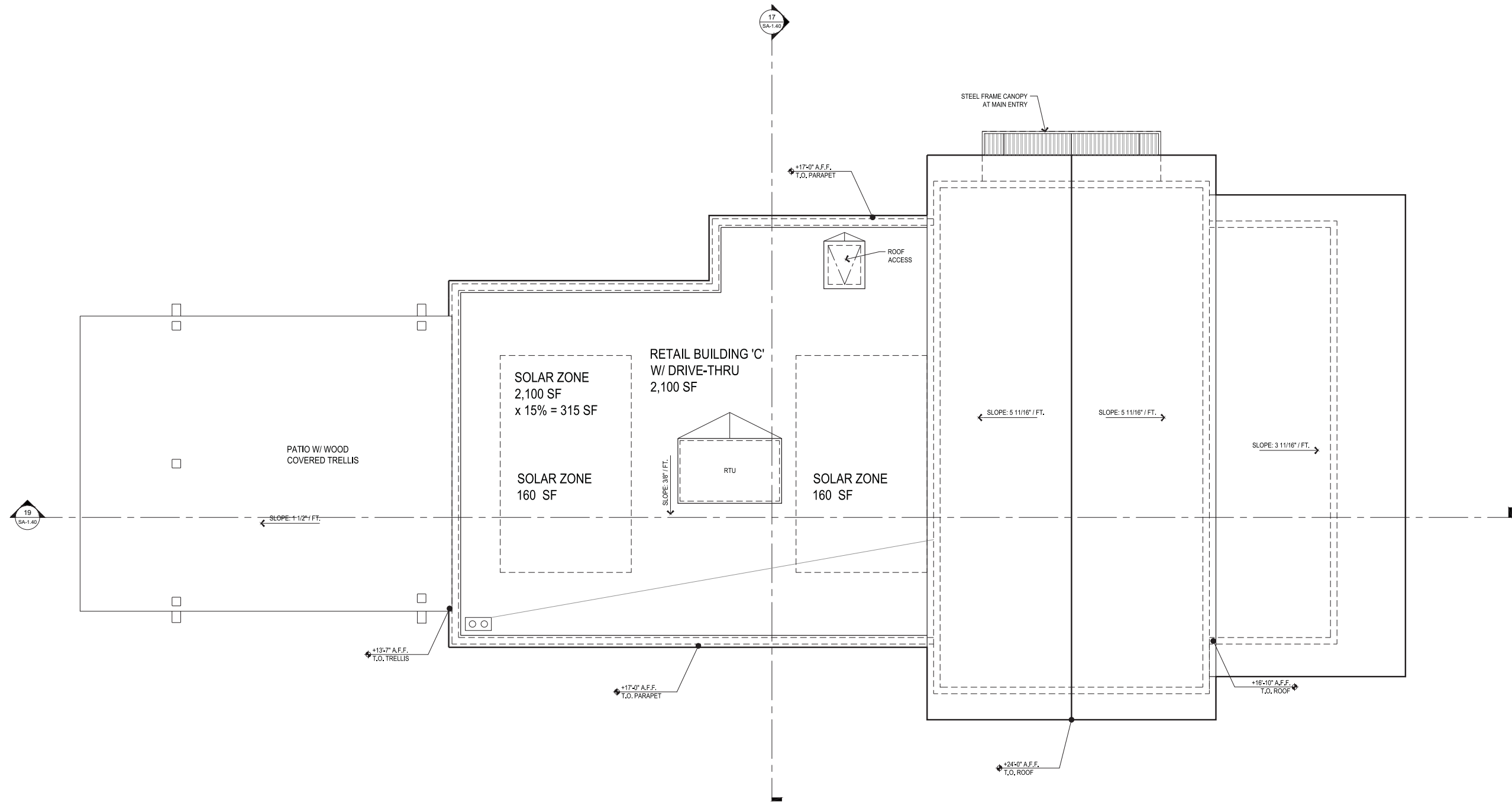


0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

# ROCKLIN RETAIL CENTER FLOOR PLAN

SA-1.10

ARCHITECTURAL GROUP  
**Borges**



0 2' 4' 8'  
SCALE: 1/4" = 1'-0"

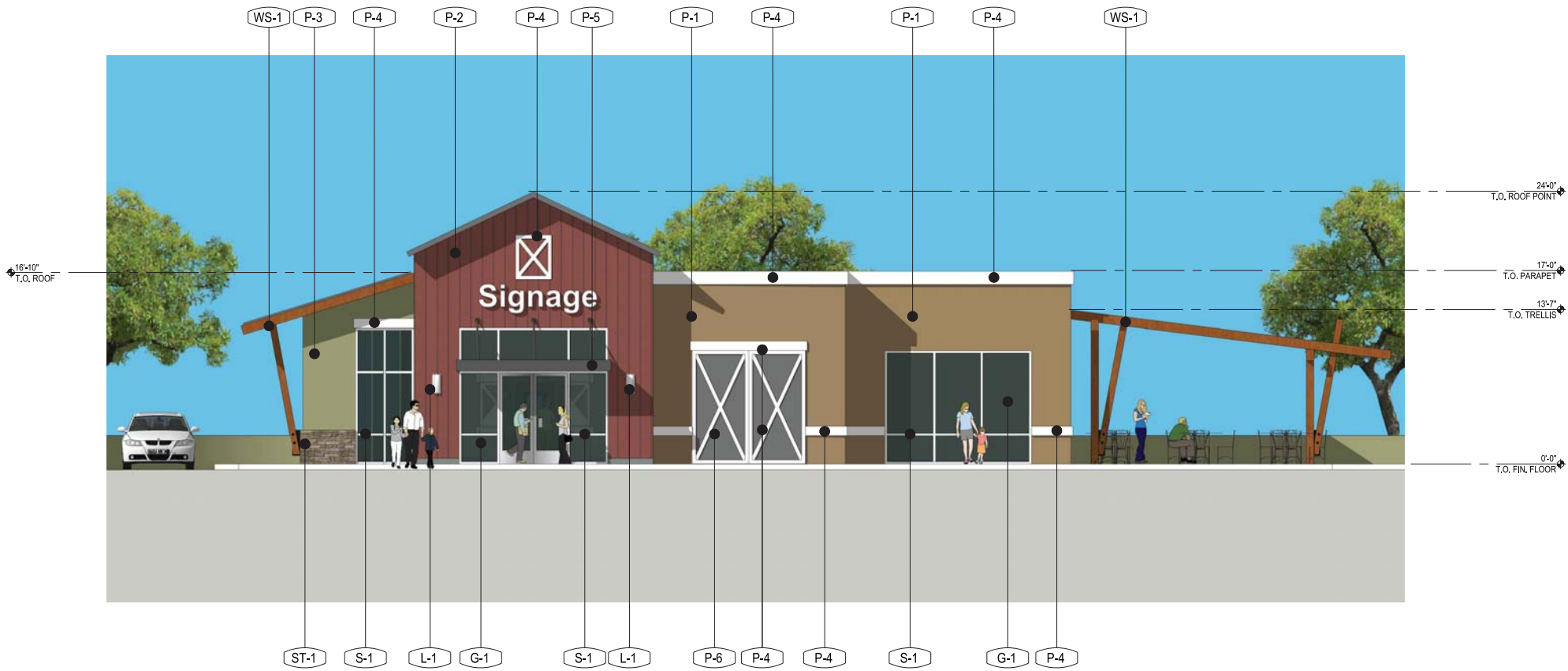
# ROCKLIN RETAIL CENTER ROOF PLAN

5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 9/20/19

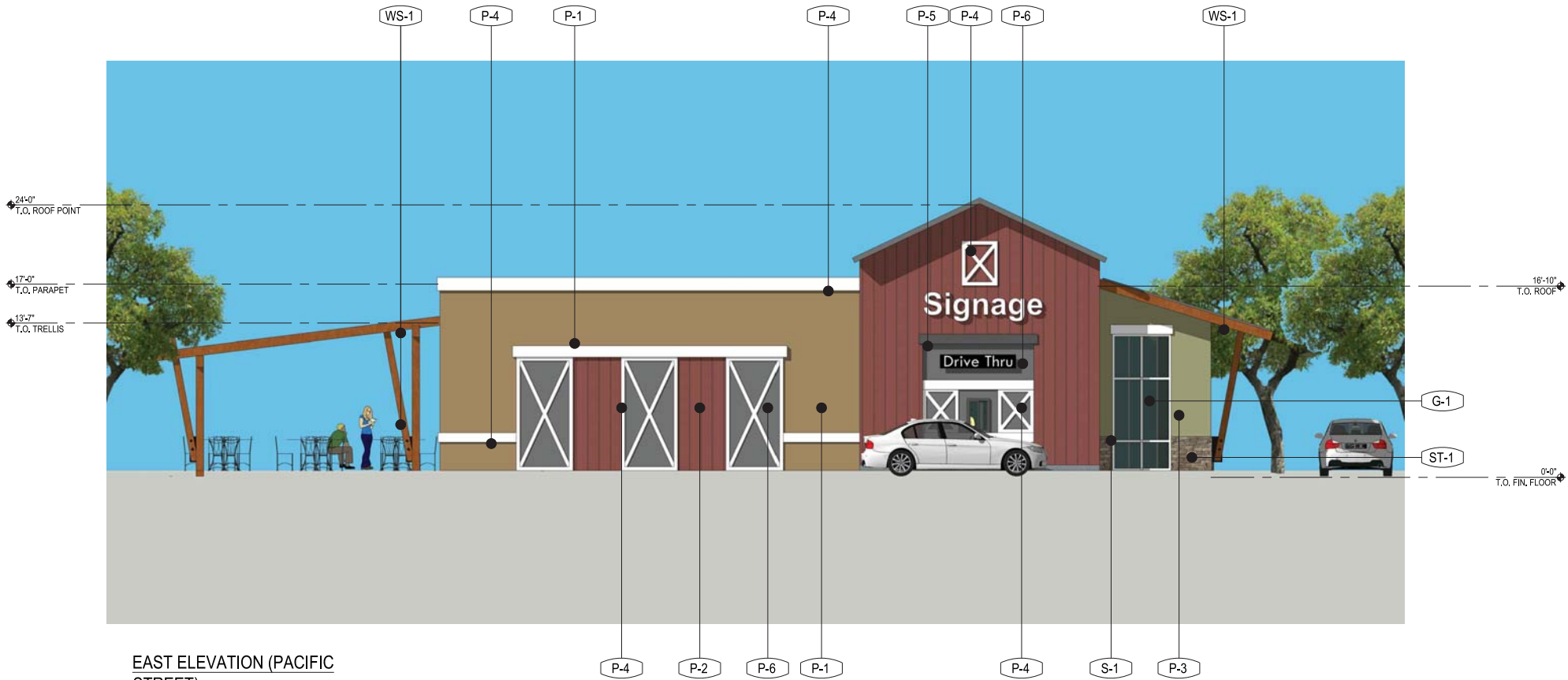
SA-1.20

ARCHITECTURAL GROUP  
**Borges**

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



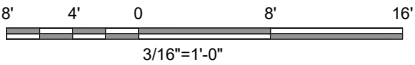
WEST ELEVATION (MAIN ENTRY)



EAST ELEVATION (PACIFIC STREET)

MATERIALS & FINISH  
LEGEND

	P-1	PAINT FINISH "PORTABELLO" SHERWIN WILLIAMS #6102
	P-2	PAINT FINISH "TOLIE RED" SHERWIN WILLIAMS #0006 OVER HARDIE BOARD AND BATTEN SYSTEM
	P-3	PAINT FINISH "COLONIAL REVIVAL GREEN STONE" SHERWIN WILLIAMS #2826
	P-4	PAINT FINISH "CLASSIC LIGHT BUFF" SHERWIN WILLIAMS #0050
	P-5	PAINT FINISH "CAVIAR" SHERWIN WILLIAMS #6990
	P-6	PAINT FINISH "SUMMIT GRAY" SHERWIN WILLIAMS #7669
	L-1	WALL SCONCE LIGHTWAY MODEL MERW-626-LED
	ST-1	STONE VENEER CULTURED STONE HUDSON BAY LEDGESTONE
	WS-1	WOOD STAIN SHERWIN WILLIAMS SW 3524 CHESTNUTOR SIMILAR TO MATCH T-1
	G-1	GLAZING LE-63 CLEAR
	S-1	CLEAR ANODIZED STOREFRONT
	R-1	STANDING SEAM METAL ROOFING AEP SPAN COOL SLATE GRAY



ROCKLIN RETAIL CENTER EXTERIOR ELEVATIONS

5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 9/20/19

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

SA-1.30

ARCHITECTURAL GROUP  
Borges





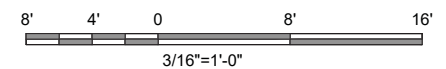
NORTH ELEVATION  
(FARRON STREET)



SOUTH ELEVATION  
(DRIVE-THRU LANE)

# MATERIALS & FINISH LEGEND

	P-1	PAINT FINISH "PORTABELLO" SHERWIN WILLIAMS #6102
	P-2	PAINT FINISH "TOLIE RED" SHERWIN WILLIAMS #0006 OVER HARDIE BOARD AND BATTEN SYSTEM
	P-3	PAINT FINISH "COLONIAL REVIVAL GREEN STONE" SHERWIN WILLIAMS #2826
	P-4	PAINT FINISH "CLASSIC LIGHT BUFF" SHERWIN WILLIAMS #0050
	P-5	PAINT FINISH "CAVIAR" SHERWIN WILLIAMS #6990
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	G-1	GLAZING LE-63 CLEAR
	S-1	CLEAR ANODIZED STOREFRONT
	R-1	STANDING SEAM METAL ROOFING AEP SPAN COOL SLATE GRAY



## ROCKLIN RETAIL CENTER EXTERIOR ELEVATIONS

5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 9/20/19

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





# ROCKLIN RETAIL CENTER STREET VIEW RENDERING

SA-1.32

5514, 5600 PACIFIC STREET ROCKLIN, CA

14059 9/20/19

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com







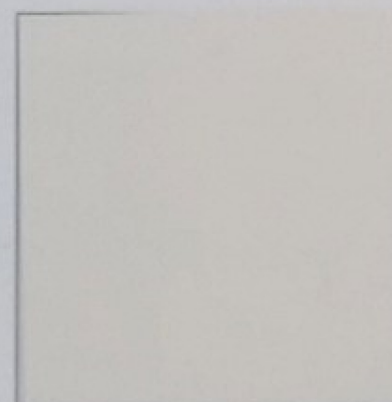
P-1 PAINT FINISH "PORTABELLO"  
SHERWIN WILLIAMS #6102



P-2 PAINT FINISH "TOILE RED"  
SHERWIN WILLIAMS #0006



P-3 PAINT FINISH "COLONIAL  
REVIVAL GREEN STONE"  
SHERWIN WILLIAMS #2826



P-4 PAINT FINISH "CLASSIC  
LIGHT BUFF"  
SHERWIN WILLIAMS #0050



P-5 PAINT FINISH "CAVIAR"  
SHERWIN WILLIAMS #6990



P-6 PAINT FINISH "SUMMIT GRAY"  
SHERWIN WILLIAMS #7669



R-1 STANDING SEAM METAL ROOFING  
AEP SPAN COOL SLATE GRAY



S-1 CLEAR ANODIZED STOREFRONT



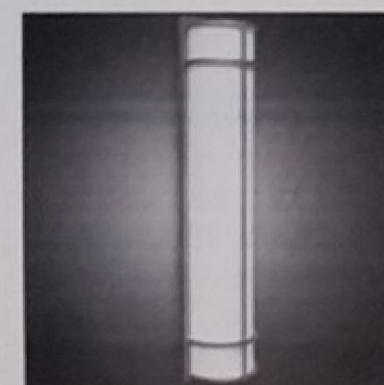
G-1 GLAZING LE-63 CLEAR



ST-1 CULTURED STONE  
LEDGESTONE - HUDSON BAY



WD-1 WOOD STAIN  
SHERWIN WILLIAMS SW 3524 CHESTNUT  
OR SIMILAR TO MATCH T-1



WS-1 WALL SCONCE  
LIGHTWAY MODEL MERW-626-LED

ROCKLIN RETAIL CENTER

5514, 5500 PACIFIC STREET, ROCKLIN, CA

14059

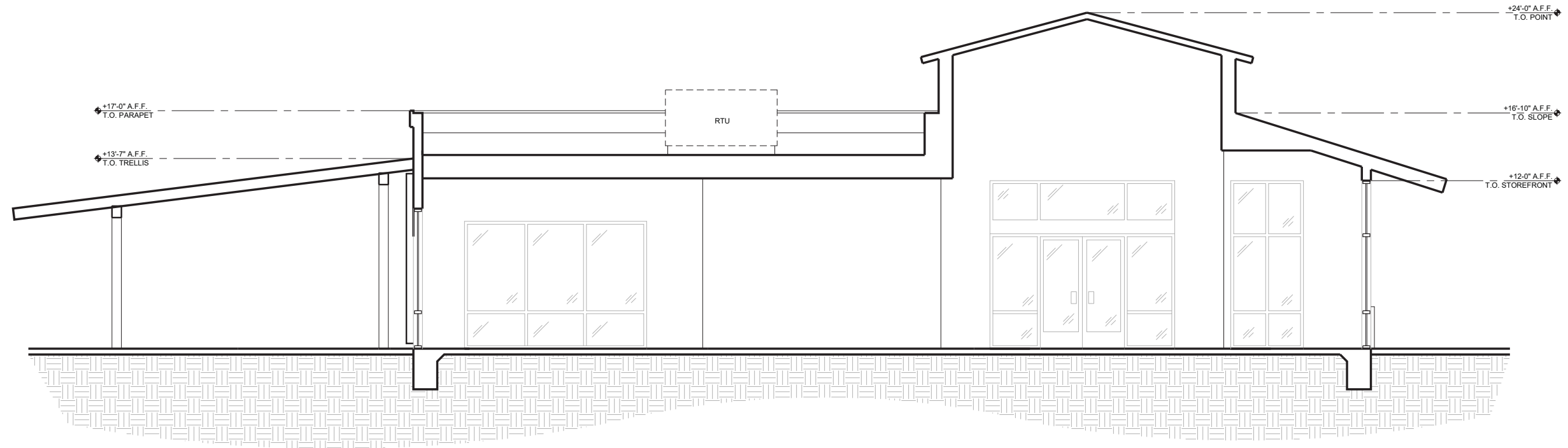
MATERIAL BOARD

2/6/19

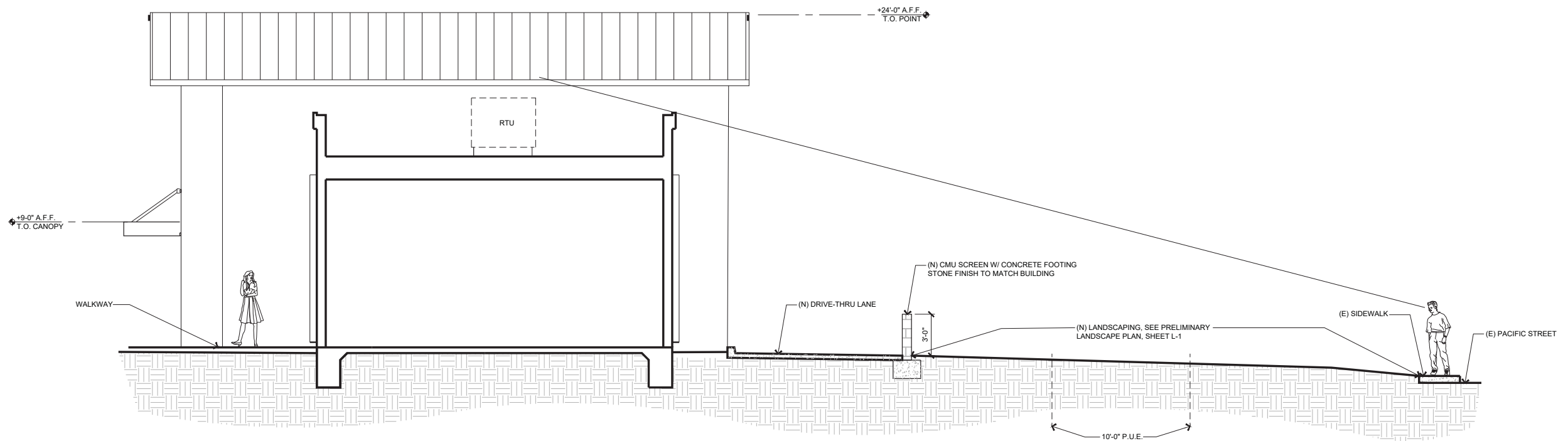
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Borges

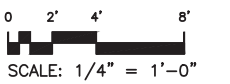
1478 STONE POINT DRIVE SUITE 300 ROSEVILLE, CA 95661 T: 916 782 7200 borgesarch.com



19 LONGITUDINAL SECTION  
1/4" = 1'-0"



17 TRANSVERSE SECTION  
1/4" = 1'-0"

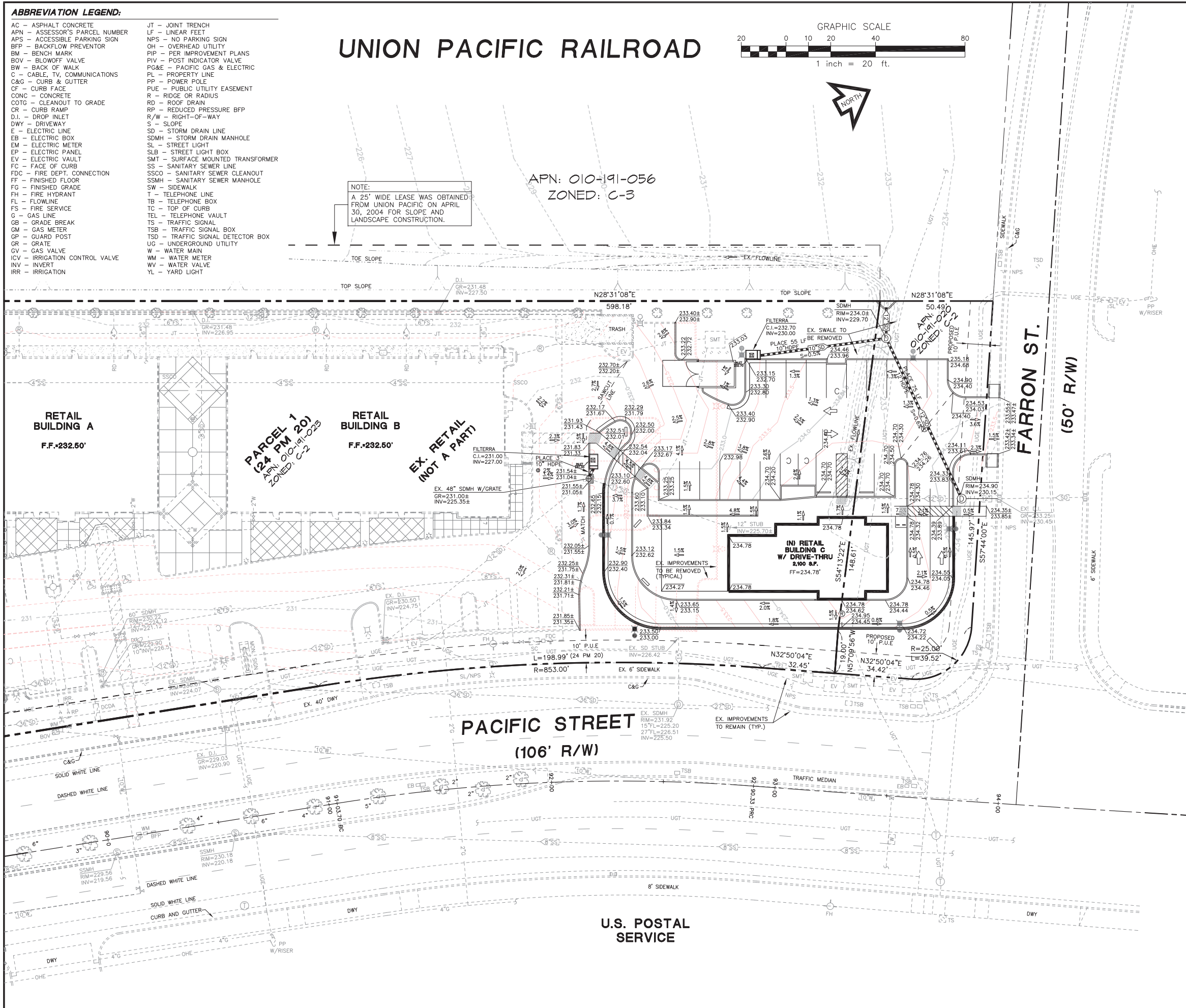


# ROCKLIN RETAIL CENTER BUILDING SECTIONS

SA-1.40

ARCHITECTURAL GROUP  
**Borges**





**VICINITY MAP** N.T.S.

**CIVIL SHEET INDEX**

1. PRELIMINARY GRADING PLAN C-1  
2. PRELIMINARY UTILITY PLAN C-2  
3. STORMWATER CONTROL PLAN C-3

**SYMBOL LEGEND:**

CL - CENTERLINE  
SDMH - STORM DRAIN MANHOLE  
SSMH - SANITARY SEWER MANHOLE  
TEL - TELEPHONE MANHOLE  
EX. WATER VALVE  
EX. BACKFLOW PREVENTION DEVICE  
PROP. REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY  
EX. WATER SERVICE AND METER BOX  
PROP. WATER SERVICE AND METER BOX  
EX. FIRE HYDRANT ASSEMBLY  
EX. TREES (AS NOTED)  
UTILITY POLE  
EXISTING ELEVATION  
PROPOSED ELEVATION  
SLOPE & DIRECTION  
EX. STORM DRAIN LINE  
PROP. STORM DRAIN LINE  
EX. SANITARY SEWER LINE  
PROP. SANITARY SEWER LINE  
EX. WATER LINE  
PROP. WATER LINE  
EX. CONTOUR ELEVATION  
PROP. CONTOUR ELEVATION  
RIDGE

**EARTHWORK QUANTITIES**  
CUT: 325 YARDS  
FILL: 560 YARDS  
NET: 235 YARDS FILL

**ROCKLIN RETAIL CENTER**  
**BUILDING C**

**BORGES ARCHITECTURE GROUP, INC.**  
1478 STONE POINT DRIVE, SUITE 350, ROSEVILLE, CA 95661  
PHONE: 916-782-7200 FAX: 916-773-3037

**STREET ADDRESS** PACIFIC STREET  
**CITY** ROCKLIN  
**COUNTY** PLACER  
**STATE** CALIFORNIA  
**ZIP** 95677  
**A.P.N.** 010-191-020 & 023  
**CROSS STREET** FARRON STREET

**SHEET NO.** C-1  
**SHEET 1 OF 3**

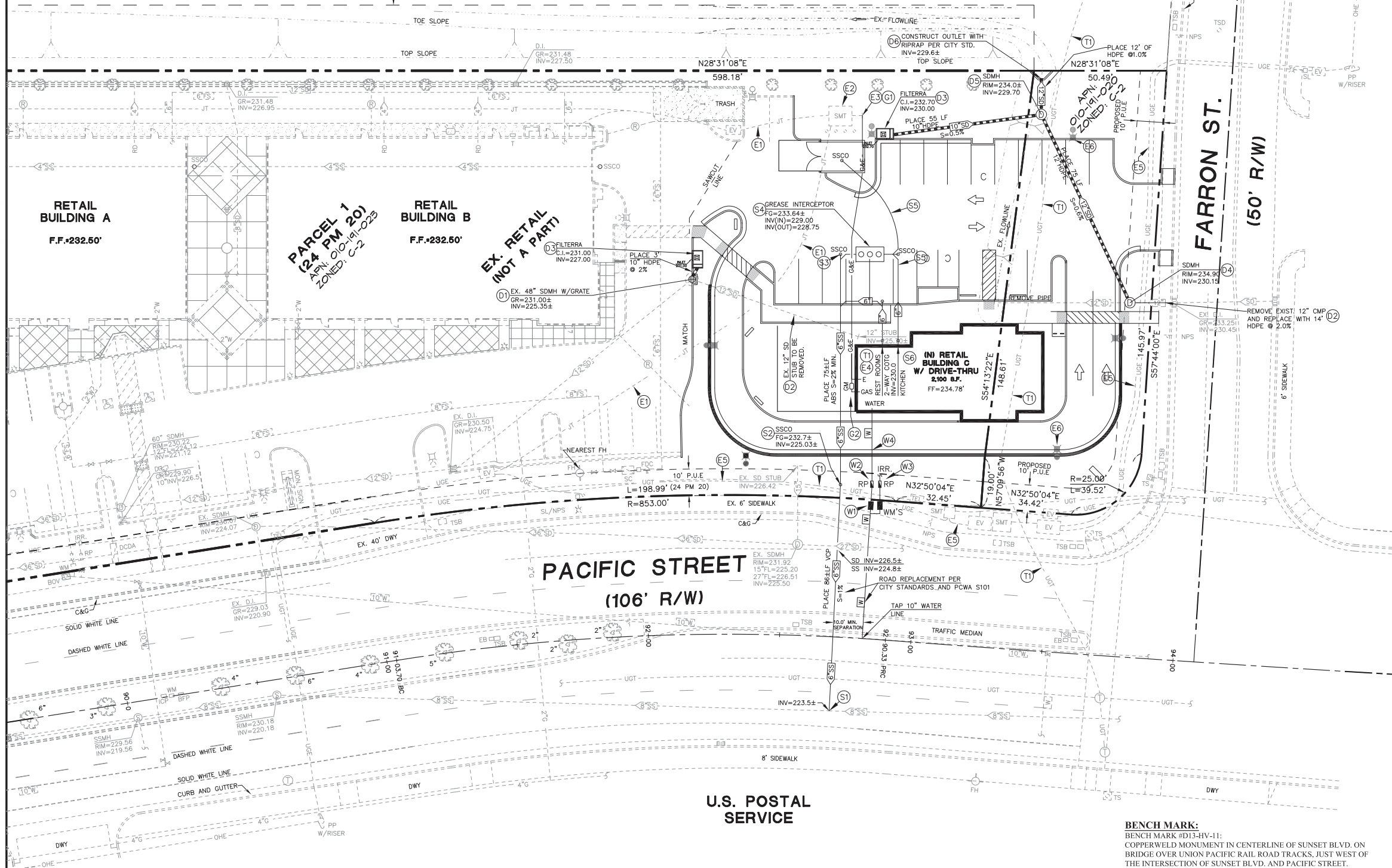
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

GRAPHIC SCALE

1 inch = 20 ft.



NOTE:
A 25' WIDE LEASE WAS OBTAINED FROM UNION PACIFIC ON APRIL 30, 2004 FOR SLOPE AND LANDSCAPE CONSTRUCTION.



**BENCH MARK:**  
BENCH MARK #D13-HV-11:  
COPPERWELD MONUMENT IN CENTERLINE OF SUNSET BLVD. ON  
BRIDGE OVER UNION PACIFIC RAIL ROAD TRACKS, JUST WEST OF  
THE INTERSECTION OF SUNSET BLVD. AND PACIFIC STREET.

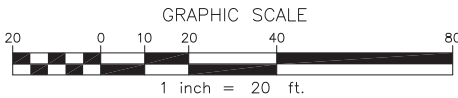
PRELIMINARY  
UTILITY PLAN  
11/05/2019

[illegible]



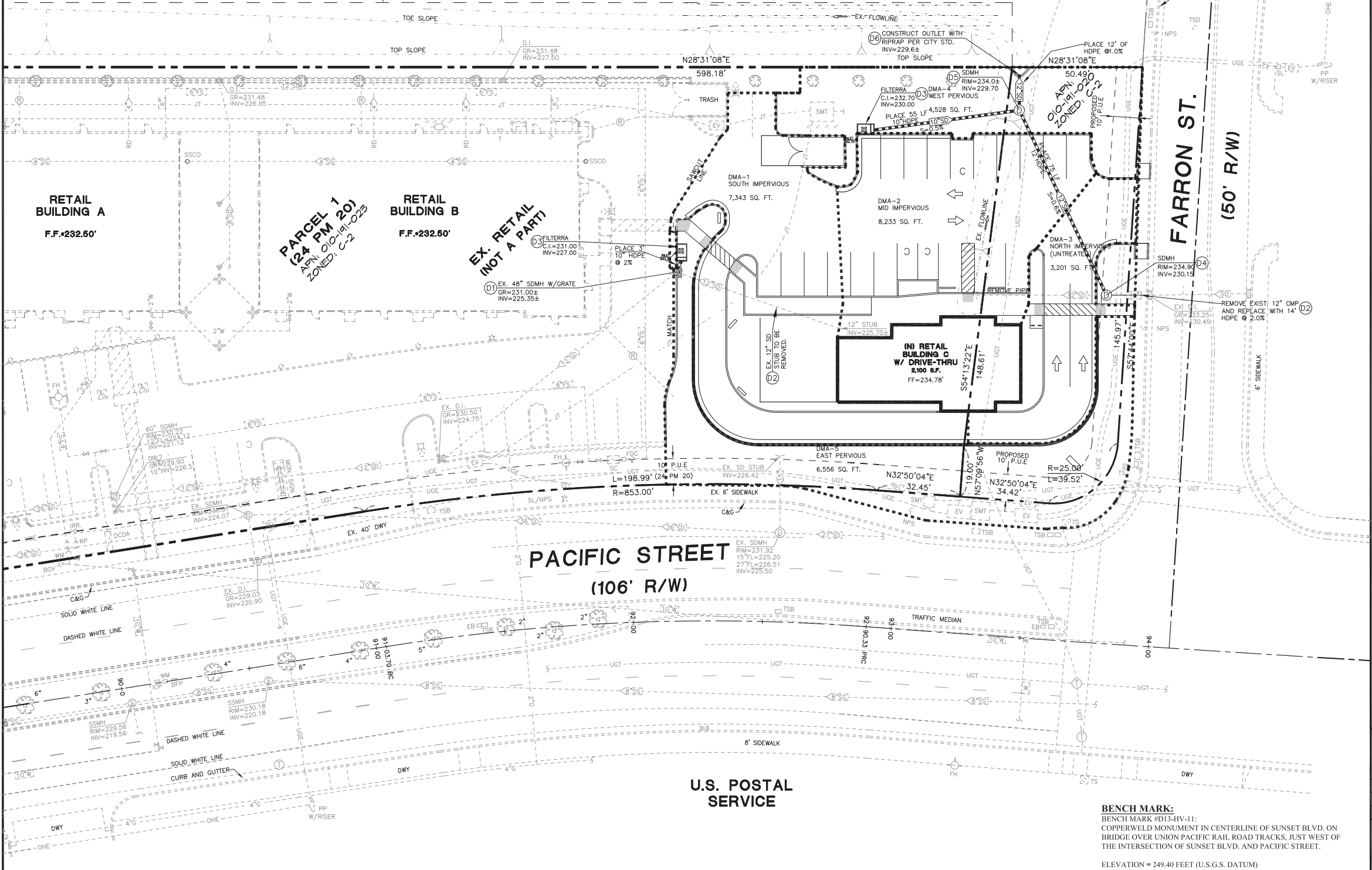
UTILITY NOTE:  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES,  
PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED  
BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL  
ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES  
AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO PUBLIC  
OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

# UNION PACIFIC RAILROAD



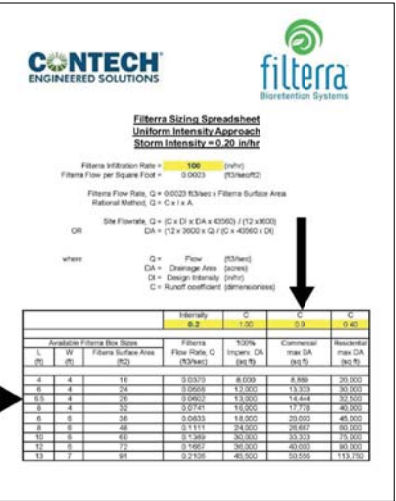
APN: 010-191-056  
ZONED: C-3

NOTE:  
A 25' WIDE LEASE WAS OBTAINED  
FROM UNION PACIFIC ON APRIL  
30, 2004 FOR SLOPE AND  
LANDSCAPE CONSTRUCTION.



## STORMWATER CONTROL PLAN DATA:

Project Name	Rocklin Retail Center - Rad C
Application Submittal Date (to be verified by Environmental Services staff)	Original Application on April 4, 2016 Revisions submitted February 7, 2019
Project Location (Street Address if available, or intersection and/or APN)	SWC of Pacific Street and Farron Street Rocklin, CA
Name of Owner or Developer	Cladel Management Company
Project Type and Description (Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")	Proposed single story commercial building with drive through and associated parking
Total Project Site Area (square feet)	29,521 square feet
Total New or Replaced Impervious Surface Area (square feet) (Sum of impervious area that will be constructed as part of the project)	10,113 square feet
Total Pre-Project Impervious Surface Area	2,504 square feet
Total Post-Project Impervious Surface Area	27,617 square feet
Runoff Reduction Measures Selected	Filterra Bio-retention Facility



PRELIMINARY DESIGN INDICATES USING TWO  
FILTERRA 4'x6.5' BIO-RETENTION VAULTS.  
THESE VAULTS ARE SHOWN ON THE PLANS AND  
CONNECTED TO THE EXISTING STORM DRAIN  
SYSTEM.

ALTERNATIVE DESIGNS COULD BE USED,  
INCLUDING SLIGHTLY RE-GRADING PORTIONS OF  
THE SITE AND USING ONLY ONE VAULT INSTEAD  
OF TWO.

## ROCKLIN RETAIL CENTER BUILDING C

BORGES ARCHITECTURE GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350, ROSEVILLE, CA 95661  
PHONE: 916-782-7200 FAX: 916-773-3037

STREET ADDRESS  
PACIFIC STREET

CITY  
ROCKLIN

COUNTY  
PLACER

STATE  
CALIFORNIA

ZIP  
95677

APN:  
010-191-020 & 023

CROSS STREET  
FARRON STREET

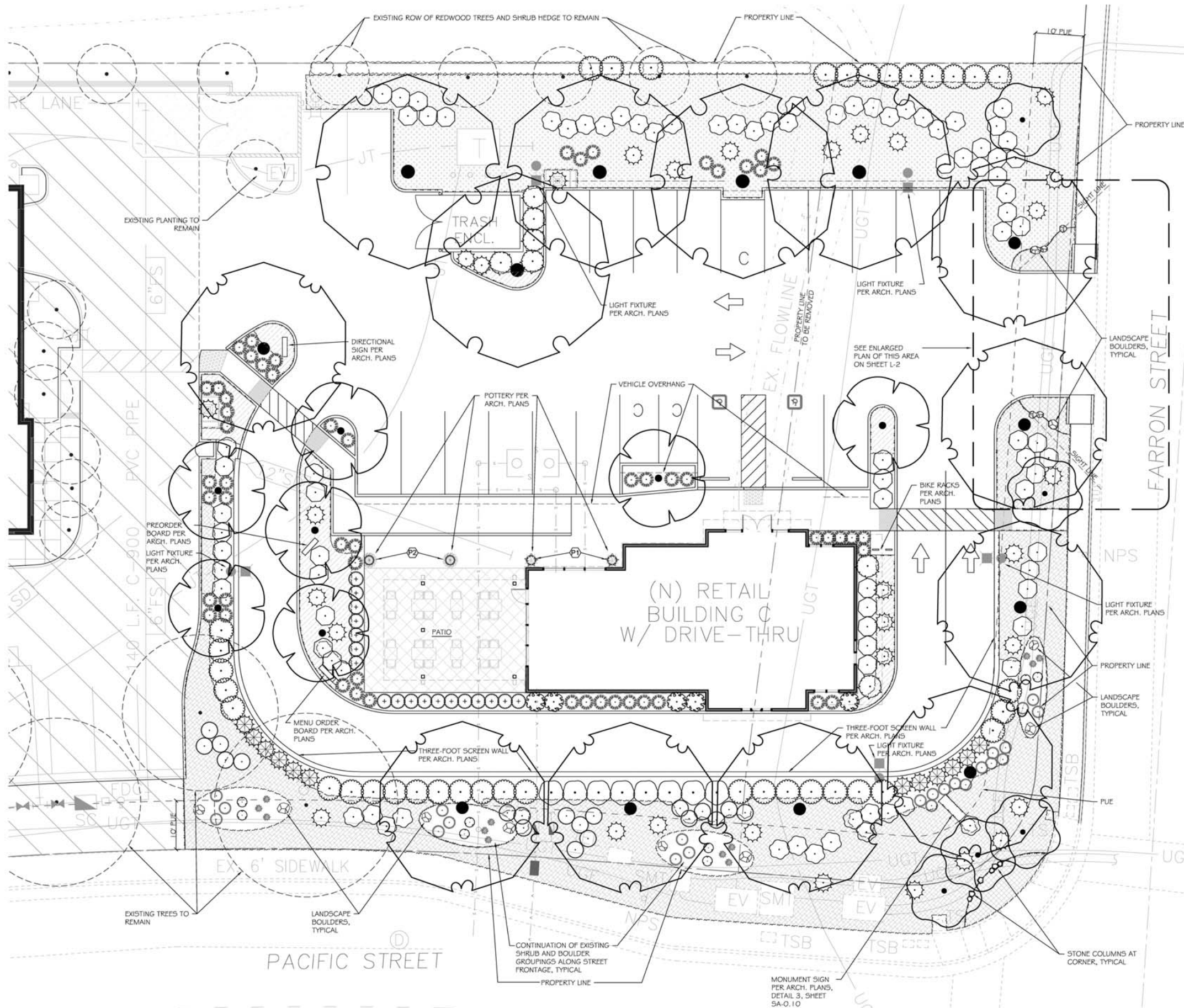
## OURADA ENGINEERING

5805 FLEET COURT  
ROCKLIN, CALIFORNIA 95765  
PHONE: (916) 624-1221 EMAIL: [steve@ourada.net](mailto:steve@ourada.net)  
SURVEY INFORMATION: OURADA ENGINEERING 3/20/2001  
JOB NO.: CC-770 LAYOUT: PRE-UTIL  
DRAWING: CC770CGR-C.DWG DRAFTED BY: SPB

PRELIMINARY STORM  
WATER CONTROL PLAN  
11/05/2019

SHEET NO.  
**C-3**  
SHEET 3 OF 3





## LANDSCAPE DESIGN NOTES

1. IRRIGATION AND PLANTING PLANS DESIGNED TO COMPLY WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS SHALL BE SUBMITTED AFTER PRELIMINARY DESIGN REVIEW.
3. ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
4. SEE PLAN FOR EXISTING TREES ON SITE TO REMAIN. THREE EXISTING PARKING LOT TREES ARE PROPOSED TO BE REMOVED.
5. SITE ENTRY SHALL INCLUDE ACCENT FLOWERING TREES, SHRUBS, AND GROUND COVER.
6. SEE CIVIL ENGINEERING AND ARCHITECTURAL PLANS FOR ALL PAVING, FENCING, AND OTHER SITE STRUCTURES.

## LANDSCAPE AREA

LANDSCAPE AREA REQUIREMENT: MINIMUM OF 20% OF SITE.

AREA OF SITE: APPROX. 28,970 S.F.

TOTAL LANDSCAPING AREA: APPROX. 12,175 S.F.

LANDSCAPING AREA AS PERCENTAGE OF SITE:  $12,175 / 28,970 = 42\%$



STONE COLUMNS (AT CORNER SIMILAR TO THOSE SHOWN ABOVE)

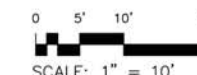
NOTE:  
REFER TO SHEET L2 FOR PRELIMINARY  
PLANT SCHEDULE, POTTERY PLANT LIST,  
PRELIMINARY WATER EFFICIENT LANDSCAPE  
WORKSHEET, AND ENTRY DRIVEWAY AREA  
ENLARGEMENT.

## PRELIMINARY LANDSCAPE PLAN

# ROCKLIN RETAIL CENTER PRELIMINARY LANDSCAPE PLAN






















5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 11/5/19

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com







L-1  
Borges

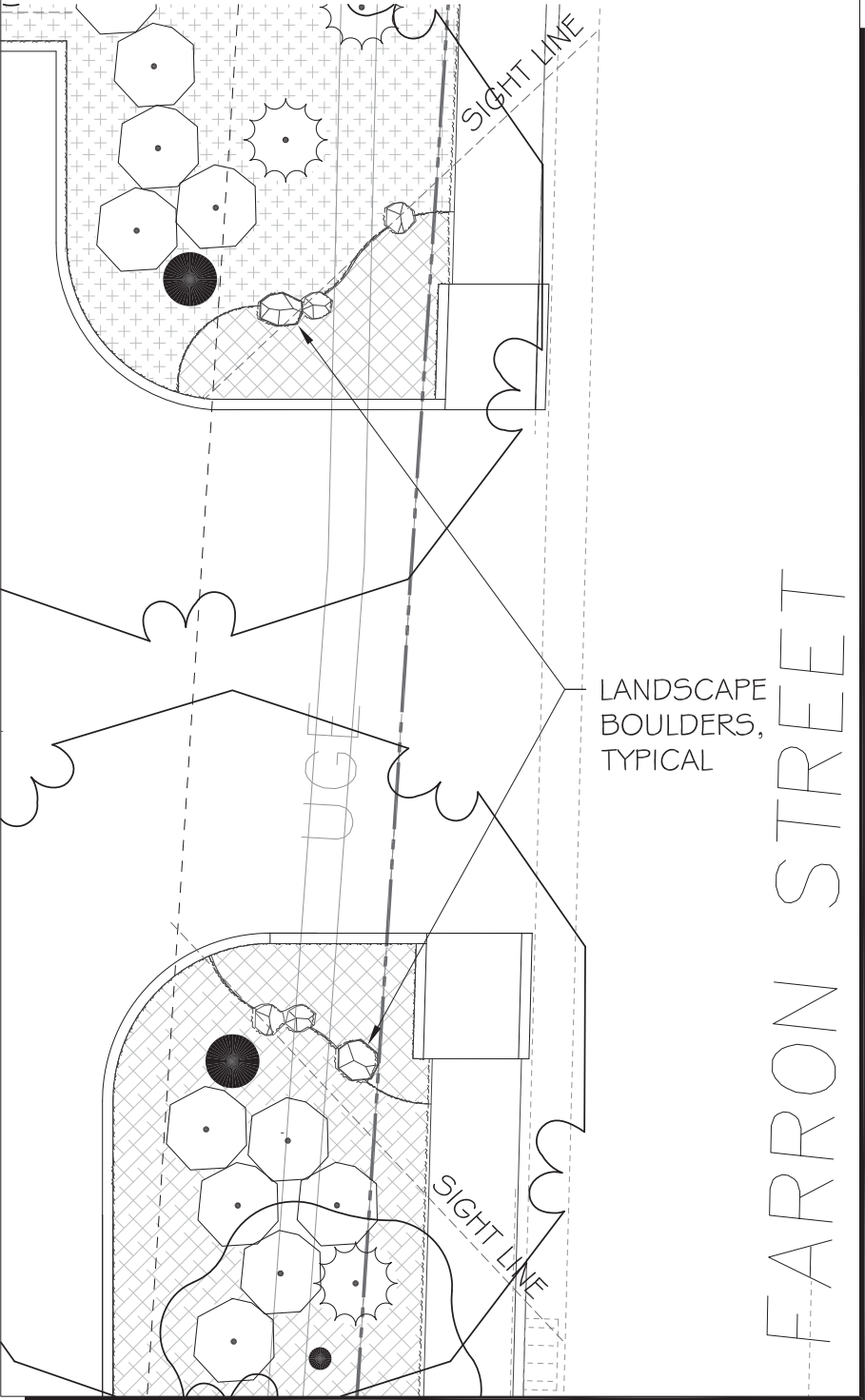


PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	REMARKS	
	Lagerstroemia x `Muskogee`	Lavender Crape Myrtle	15 gal	Low	Ht:20-25`/Sp:15`	Existing at center	
	Pistacia chinensis	Chinese Pistache	15 gal	Low	Ht:40`/Sp:40`		
	Platanus x acerifolia `Bloodgood`	London Plane Tree	15 gal	Medium	Ht:50`/Sp:35`	Existing at center	
	Pyrus calleryana `Anistocrat`	Anistocrat Flowering Pear	15 gal	Medium	Ht:40`/Sp:20`	Existing at center	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	REMARKS	
	Berbens thunbergii `Cherry Bomb`	Cherry Bomb Barberry	5 gal	Medium	Ht:4`/Sp:4`		
	Berbens thunbergii `Crimson Pygmy`	Crimson Fygmy Barberry	5 gal	Medium	Ht:1 8`/Sp:30`	Existing at center	
	Canssa macrocarpa `Boxwood Beauty`	Beauty Natal Plum	5 gal	Medium	Ht:24`/Sp:24`	Existing at center	
	Cistus x purpureus	Orchid Rockrose	5 gal	Low	Ht:4`/Sp:4`		
	Cotoneaster lacteus	Red Clusterberry Cotoneaster	5 gal	Low	Ht:5`/Sp:5`	Existing at center	
	Dietes vegeta	African Ins	5 gal	Low	Ht:3`/Sp:3`		
	Euonymus japonicus `Aureo-marginatus`	Golden Euonymus	5 gal	Low	Ht:6`/Sp:4`		
	Myrtus communis	Common Myrtle	5 gal	Low	Ht:5`/Sp:5`		
	Myrtus communis `Compacta`	Dwarf Myrtle	5 gal	Low	Ht:3`/Sp:3`		
	Phormium tenax `Firebird`	Fire Bird Flax	5 gal	Low	Ht:4`/Sp:4`		
	Phormium tenax `Yellow Wave`	New Zealand Flax	5 gal	Low	Ht:4`/Sp:4`		
	Rhaphiolepis umbellata `Minor`	Yedda Hawthorn	5 gal	Low	Ht:4`/Sp:4`		
	Tulbaghia violacea	Society Garlic	5 gal	Low	Ht:1 2`/Sp:1 8`	Existing at center	
	Xylosma congestum `Compacta`	Compact Xylosma	5 gal	Low	Ht:5`/Sp:5`		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	SPACING	REMARKS
	Myoporum parvifolium `Prostratum`	Myoporum	1 gal	Low	Ht:4`/Sp:6`	72` o.c.	
	Rosa x `Redl Drift`	Red Drift Rose	1 gal	Medium	Ht:1 8`/Sp:24`	24` o.c.	Existing at center
	Rosmarinus officinalis `Huntington Carpet`	Huntington Carpet Rosemary	1 gal	Low	Ht:1 8`/Sp:6`	72` o.c.	
	Verbena x hybrida `Homestead`	Purple Spreader Garden Verbena	1 gal	Low	Ht:1 8`/Sp:30`	30` o.c.	

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ETO): 52.2							
HYDROZONE #	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
REGULAR LANDSCAPE AREAS							
MED. W.U.	0.5	DRIP	0.81	0.62	6,286	3,897	126,133
LOW W.U.	0.2	DRIP	0.81	0.25	5,891	1,473	47,664
TOTALS:					12,177	5,370	
SPECIAL LANDSCAPE AREAS							
-				1.00	0	0	0
TOTALS:					0	0	
ETWU TOTAL:							173,797
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):							177,343
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)							
WHERE MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
MAWA: (52.2) (0.62) [(0.45 x 12,177) + (0)] = 177,343 GALLONS PER YEAR							
ETAF CALCULATIONS							
REGULAR LANDSCAPE AREAS				NOTE:			
TOTAL ETAF x AREA	5,370			AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			
TOTAL AREA	12,177						
AVERAGE ETAF	0.44						

NOTE: THE PLAN, AS PROPOSED, WILL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPE ACT.

POTTERY PLANT SCHEDULE								
NO.	LAYOUT	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT./SPD.	QTY. PER POT	WATER USE
P1			Cocos plumosa Ophiopogon p. 'Nigrescens' Vinca minor	Queen Palm Black Mondo Grass Dwarf Periwinkle	15 Gal. 1 Gal. 1 Gal.	5-6'/2-3' 6"/6" 2"/6"	1 per pot 4 per pot 4 per pot	Med. Med. Med.
P2			Olea europaea 'Petite Olive' Ophiopogon japonicus Thymus s. 'Pink Chintz'	Dwarf Olive Mondo Grass Pink Chintz Creeping Thyme	15 Gal. 1 Gal. 1 Gal.	5-6'/2-3' 6"/6" 2"/6"	1 per pot 4 per pot 4 per pot	Low Med. Med.



ENLARGED PLAN OF THE FARRON STREET ENTRANCE  
SCALE: 1/4" = 1'-0"

PRELIMINARY LANDSCAPE PLAN

ROCKLIN RETAIL CENTER PRELIMINARY LANDSCAPE PLAN

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