

RESOLUTION NO. PC-2017-37

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION
(Stanford Plaza Phase 1C/ DR2017-0009 and DL2017-0006)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Stanford Plaza Phase 1C project (DR2017-0009 and DL2017-0006) ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15332 – Infill Development Projects; 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, 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 17th day of October, 2017, by the following call vote:

AYES:	Commissioners:	McKenzie, Sloan, Vass, Martinez
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Whitmore
ABSTAIN:	Commissioners:	None



Pierre Martinez, Chairman

ATTEST:



Secretary

NOTICE OF EXEMPTION

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

FROM: City of Rocklin
ECD Department
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Stanford Plaza Phase 1C/ DR2017-0009 and DL2017-0006

Project Location - Specific: The subject site is located on the southwest corner of Sunset Boulevard & Pebble Creek Drive. APN 364-090-019.

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

Description of Nature, Purpose and Beneficiaries of Project: The project will divide a vacant 1.79-acre site into two lots and construct two buildings and associated parking lot and landscaping. Building A would be a 3,600 square foot drive-through restaurant and Building B would be a 5,000 square foot retail building with a drive-through end cap.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The applicant is Borges Architectural Group, Attn: Rocelyn Pilar, 1478 Stone Point Drive, Ste. 350, Roseville, CA 95661, (916) 782-7200. The property owner is Eureka Development Company.

Exempt Status (Check one)

☒ x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): 15332 Infill Development Projects.

Reasons why the project is exempt: The project involves constructing two buildings and associated parking lot and landscaping, as further described above. Class 32 exemptions consist of projects characterized as in-fill development 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 Retail Commercial (RC). The purpose of the RC 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 Planned Development Commercial (PD-C) which allows for commercial uses which implement the goals and policies contained within the General Plan for 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 currently 1.79 +/- gross acres in size. The site is substantially surrounded by urban uses, included but not limited to, retail commercial and residential development.

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 new retail commercial development on the site. Adjacent land is mostly developed and existing infrastructure was sized and installed to accommodate such development. Traffic and air quality effects from the current use of this site are consistent with those that were anticipated in the City's General Plan EIR. Significant noise and water quality effects are not anticipated with the development of retail commercial buildings.

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.

The development of two retail commercial buildings as described above is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 32 of the CEQA Guidelines.

Contact Person: Marc Mondell, Economic and Community Development Department Director

Date received for Filing: _____

Signature: _____

Marc Mondell, Economic and Community Development Department Director

RESOLUTION NO. PC-2017-38

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

(Stanford Plaza Phase 1C / DR2017-0009)

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 (DR2017-0009) approves the development of two retail commercial buildings totaling approximately 7,800 square feet, including site design, landscaping, and architecture, on an approximately 1.79-acre site; the remaining vacant property within a previously-entitled and mostly constructed Stanford Plaza Shopping Center. Assessor's Parcel Number 364-090-019.

B. A Notice of Exemption has been approved for this Project via Planning Resolution No. PC-2017-37.

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 existing shopping center, as well as the surrounding development and environment.

H. The landscaping design is compatible with existing shopping center and the 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 for the (Stanford Plaza Phase 1C / DR2017-0009) 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 un-painted, split face CMU masonry trash enclosures with decorative masonry caps and solid metal gates, to the satisfaction of the Economic and Community Development Director. The locations and designs of the trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 16 feet (to accommodate two trash bins and a grease rendering container) and gates designed to clear adjacent curbing, to the satisfaction of Ecology 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 sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. It is anticipated the project will be required to annex into CFD #1. (FINANCE, BUILDING, PUBLIC SERVICES)

2. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. 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, to the satisfaction of the Rocklin Unified School District.
- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

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)

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 final 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 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)

- i. 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).
 - ii. 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.
 - iii. 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, retaining walls, fences, pilasters, enhanced pavement treatments, 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. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits in substantial conformance with Exhibit A. (ENGINEERING, PLANNING)
- d. 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.
- e. 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.
- f. 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)
 - i) 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)
 - ii) 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 Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)
- g. 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, or a unique paleontological 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)

5. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Director of Economic and 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) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the 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.

- 2) A section diagram of proposed tree staking.
- 3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
- 4) Documentation and verification that the proposed parking lot landscaping will achieve 50% shading at maturity (15 years from planting) or project plans shall be modified to provide for 1 parking lot shade tree to be located every 5 parking spaces, to the satisfaction of the Economic and Community Development Director.

- 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.
- 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)

6. Landscaping Maintenance Agreement

- a. 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 Sunset Boulevard. The agreement shall stipulate that the City of Rocklin shall maintain the irrigation system and the property owner shall maintain all plant materials. 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. (ENGINEERING / PUBLIC WORKS)

7. 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 Economic and 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 buildings, including finishes and details, shall be in substantial conformance with Exhibit A. (PLANNING)

8. Lighting

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

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties and to incorporate “dark sky” provisions. Cut-off decorative lighting fixtures, or equivalent, shall be used for parking lot and building mounted lighting and mounted such that all light is projected directly toward the ground.
- 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.

9. Signs

Project signage shall be consistent with the approved Uniform Sign Program for the Stanford Plaza Shopping Center. Any signage shown on the building elevations is included for locational and illustrative purposes only. (PLANNING)

10. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof -mounted, 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 Economic and Community Development Director. (PLANNING)

11. 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)

12. 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 names and telephone numbers of a responsible party to contact. (PLANNING, POLICE)
- b. Prior to occupancy of each building, the property owner shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the center, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

13. Phasing

If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Economic and Community Development Director. The Economic and Community Development Director may condition the phasing to ensure each phase shall function independently. Landscaping along the entire street frontage may be required for design continuity and consistency of plant growth. (PLANNING, BUILDING)

14. Special

- a. All conditions and provisions of Conditional Use Permit U-2004-11 approved for the Sunset West Lot 58 shopping center, of which this project is a portion, via Planning Commission Resolution No. PC-2005-43, are applicable to this project. This includes the delivery hour restrictions of Condition #4.a. (PLANNING)
- b. Prior to occupancy of either building, the striping on Coppervale Drive and Pebble Creek Drive shall be refreshed. (BUILDING, TRAFFIC, PLANNING)
- c. The project shall comply with the latest Caltrans RSP A88A Standard. (PUBLIC SERVICES)

16. 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)

17. Validity

- a. 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)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent Tentative Parcel Map (DL2017-0006) has been approved. (PLANNING)

PASSED AND ADOPTED this 17th day of October, 2017, by the following roll call vote:

AYES:	Commissioners:	McKenzie, Sloan, Vass, Martinez
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Whitmore
ABSTAIN:	Commissioners:	None



Pierre Martinez, Chairman

ATTEST:



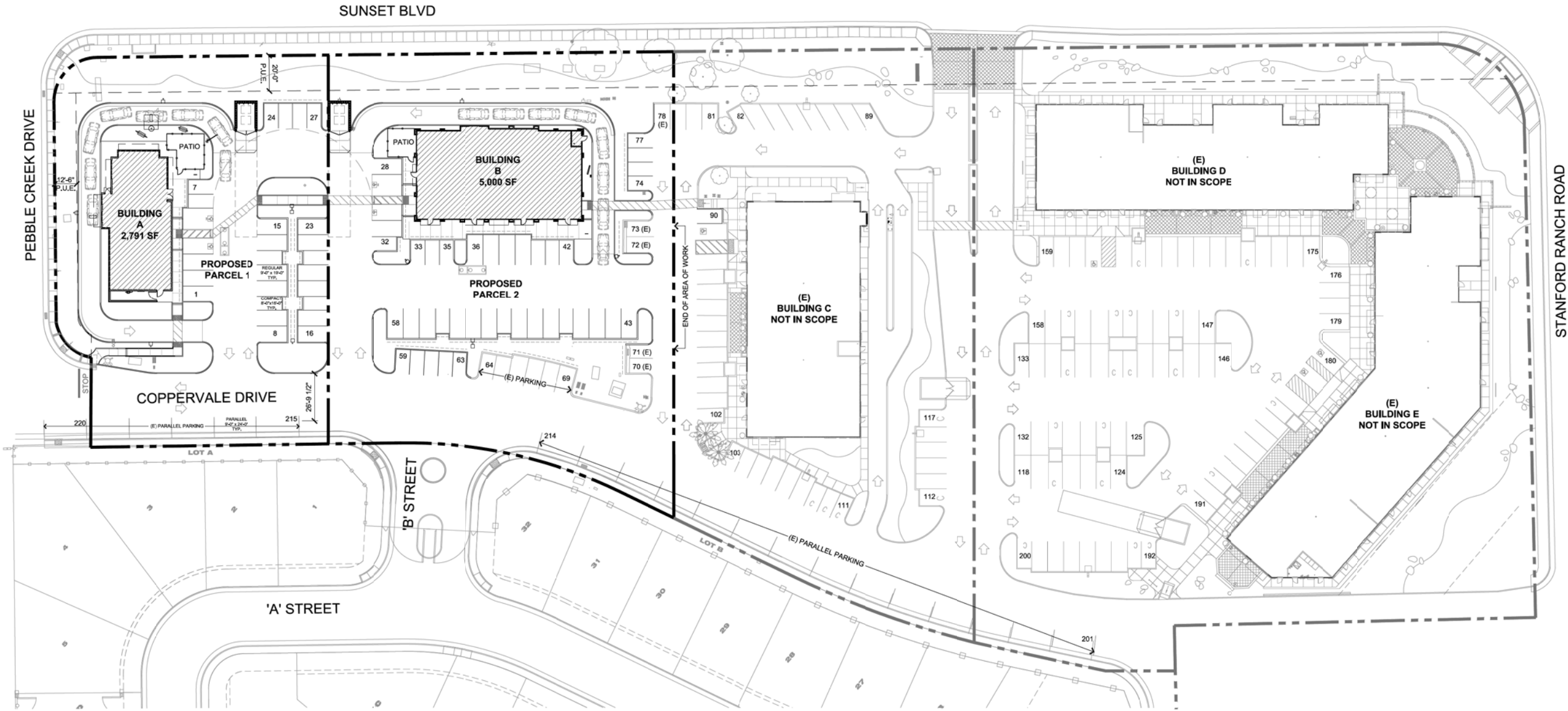
Secretary

EXHIBIT A

Stanford Plaza Phase 1C / DR2017-0009

EXHIBIT A

DR2017-0009



SITE PLAN
SCALE: 1" = 30'
0 10' 20' 30'
NORTH

SHEET INDEX

A-001	COVER SHEET & SITE PLAN
A-002	ENLARGED SITE PLAN & DETAILS
A-003	ENLARGED SITE PHOTOMETRIC
A-101	FLOOR PLAN & ROOF PLAN - BUILDING A
A-102	FLOOR PLAN & ROOF PLAN - BUILDING B
A-201	EXTERIOR ELEVATIONS - BUILDING A
A-202	EXTERIOR ELEVATIONS - BUILDING B
A-301	SECTIONS - BUILDING A
A-302	SECTIONS - BUILDING B
C1.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.0	PRELIMINARY UTILITY PLAN
TM-1	TENTATIVE PARCEL MAP FOR STANFORD PLAZA
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY PLANT SCHEDULE, WATER USE & SHADE CALCS

PROJECT DATA

ACCESSORS PARCEL NUMBER:	364-090-001
ZONING:	PD-C
PARCEL AREA:	78,033 SF
PROPOSED PARCEL 1:	32,737 SF
PROPOSED PARCEL 2:	45,296 SF
OCCUPANCY GROUP:	M-RETAIL
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	YES
GROSS FLOOR AREA:	
BUILDING A:	2,791 SQ.FT. (362 SQ. FT. PATIO)
(DRIVE-THRU RESTAURANT)	
BUILDING B:	5,000 SQ.FT. (250 SQ. FT. PATIO)
(+/- 3,000 SQ. FT. RETAIL & +/- 2,000 SQ. FT. DRIVE-THRU END CAP)	
OWNER	ARCHITECT
CITADEL MANAGEMENT CO.	BORGES ARCHITECTURAL GROUP
1508 EUREKA RD., #230	4180 DOUGLAS BLVD., STE. 200
ROSEVILLE, CA 95661	ROSEVILLE, CA 95661
MICHELLE MARDEN	ROCELYN PILAR
(916)791-6466	(916)782-7200
MICHELL@CITADEL-USA.COM	ROCELYN@BORGESARCH.COM

VEHICLE PARKING SUMMARY	
BUILDING A :	2,791 SQ.FT. (5:1,000 S.F.) = 14 STALLS
BUILDING B :	5,000 SQ.FT. (5:1,000 S.F.) = 25 STALLS
(E) BUILDING C :	8,660 SQ. FT. (5:1,000 S.F.) = 43 STALLS
(E) BUILDING D :	10,922 SQ.FT. (5:1,000 S.F.) = 55 STALLS
(E) BUILDING E :	13,946 SQ.FT. (5:1,000 S.F.) = 70 STALLS
PARKING REQUIRED:	207 STALLS
PARKING PROVIDED:	220 STALLS
(149 REGULAR STALLS, 64 COMPACT STALLS, 3 REGULAR ACC STALLS & 5 ACC. VAN STALLS)	
BICYCLE PARKING SUMMARY	
67 NEW PARKING SPACES ADDED X 5% = 4 BICYCLE PARKING SPACES REQ.	
4 BICYCLE PARKING SPACES PROVIDED	

CIVIL ENGINEER	LANDSCAPE ARCHITECT
CARTWRIGHT ENGINEERS	SIERRA DESIGN GROUP
4180 DOUGLAS BLVD., STE. 200	5320 BARTON RD.
GRANITE BAY, CA 95746	LOOMIS, CA 95650
STEVE LAMB	DARYL MARTIN
(916)978-4001	(916)660-9022
STEVE@CARTWRIGHTENGINEERS.COM	DARYL-SDG@FASTKAT.COM

VICINITY MAP



APPROVED BY PLANNING COMMISSION

Date: **October 17, 2017**

Marc Mondell

Marc Mondell, ECD Director

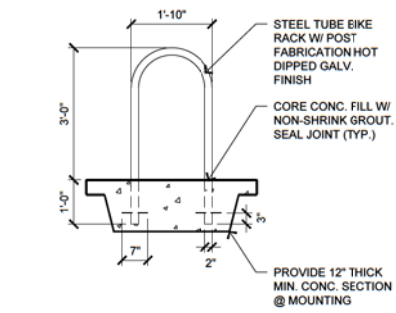
STANFORD PLAZA COVER SHEET & SITE PLAN

Sunset Blvd & Pebble Creek Dr, Rocklin, CA 03131-A 08-28-2017

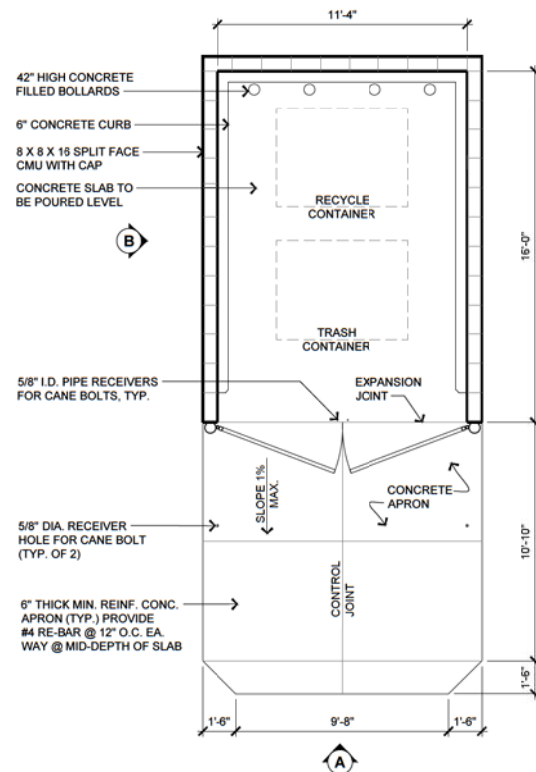
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

A-001

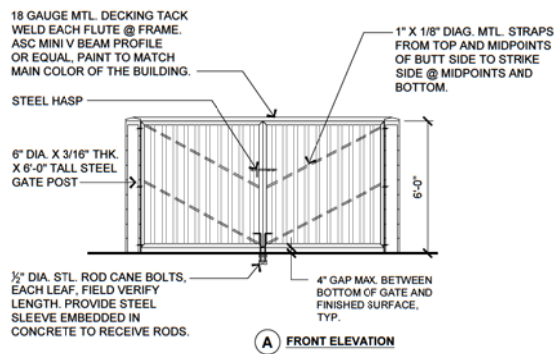
ARCHITECTURAL GROUP
Borges



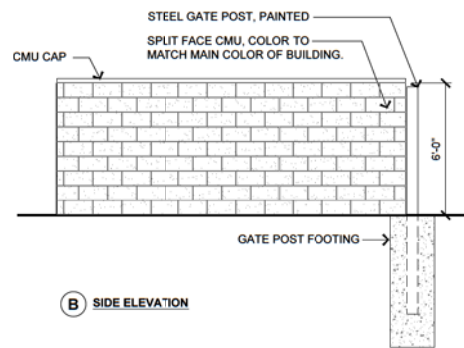
BIKE RACK
SCALE 1/2" = 1'-0"



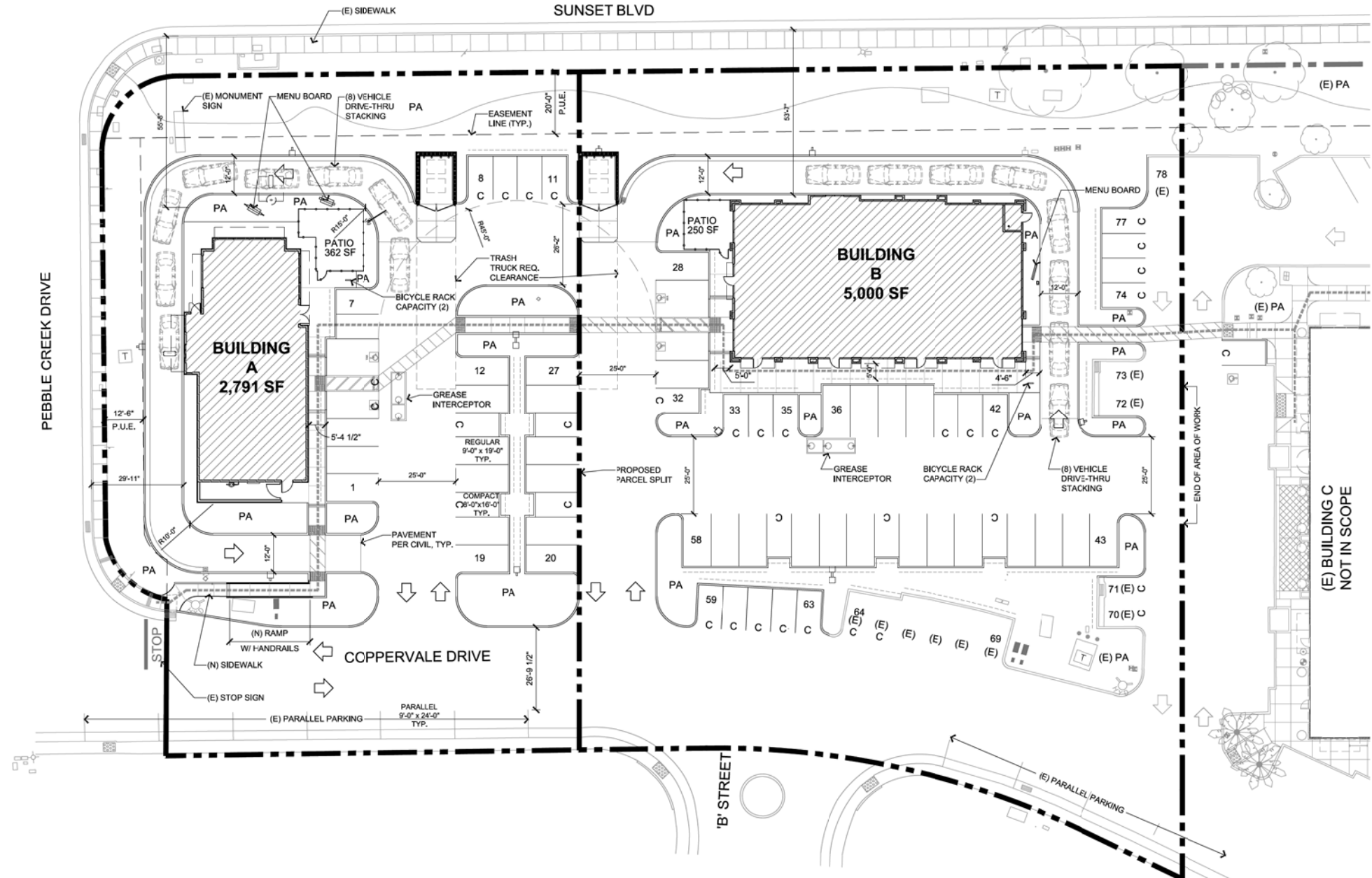
TRASH ENCLOSURE PLAN
1/4" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



STANDARD SITE LIGHT
1/4" = 1'-0"



SITE LEGEND

	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL
	TRUNCATED DOMES
	ACCESSIBILITY SIGNAGE
	ELECTRICAL TRANSFORMER
	PARKING LOT LIGHT POLE - COORDINATE LOCATIONS WITH ELECTRICAL PLANS
	STORM DRAIN - COORDINATE LOCATIONS WITH IMPROVEMENT DRAWINGS
	FIRE HYDRANT - COORDINATE WITH CIVIL IMPROVEMENT DRAWINGS
	LANDSCAPE PLANTER AREA - SEE LANDSCAPE DRAWINGS
	COMPACT PARKING STALL PER CITY OF ROCKLIN STANDARDS

STANFORD PLAZA ENLARGED SITE PLAN & DETAILS

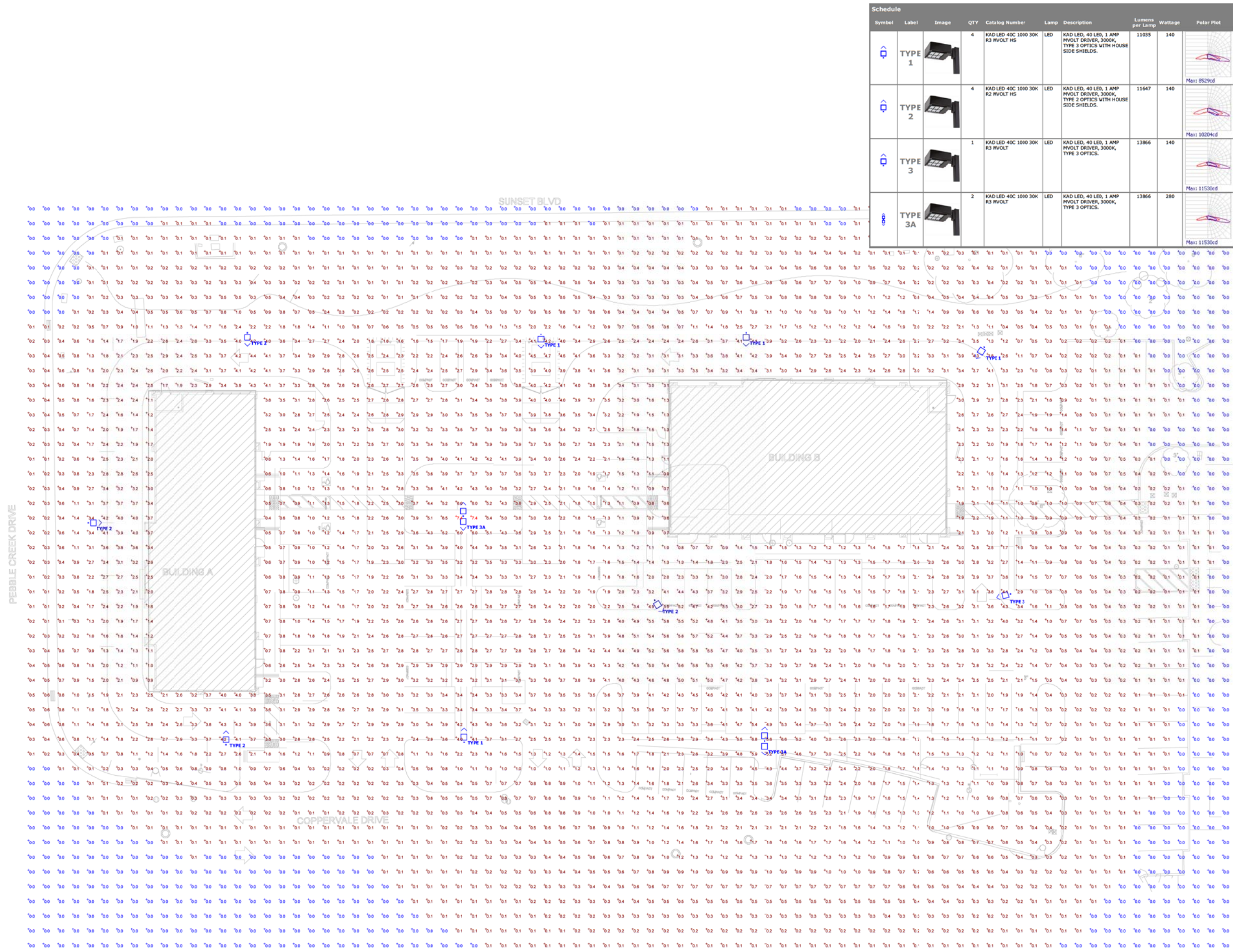
Sunset Blvd & Pebble Creek Dr, Rocklin, CA

03131-A 08-28-2017

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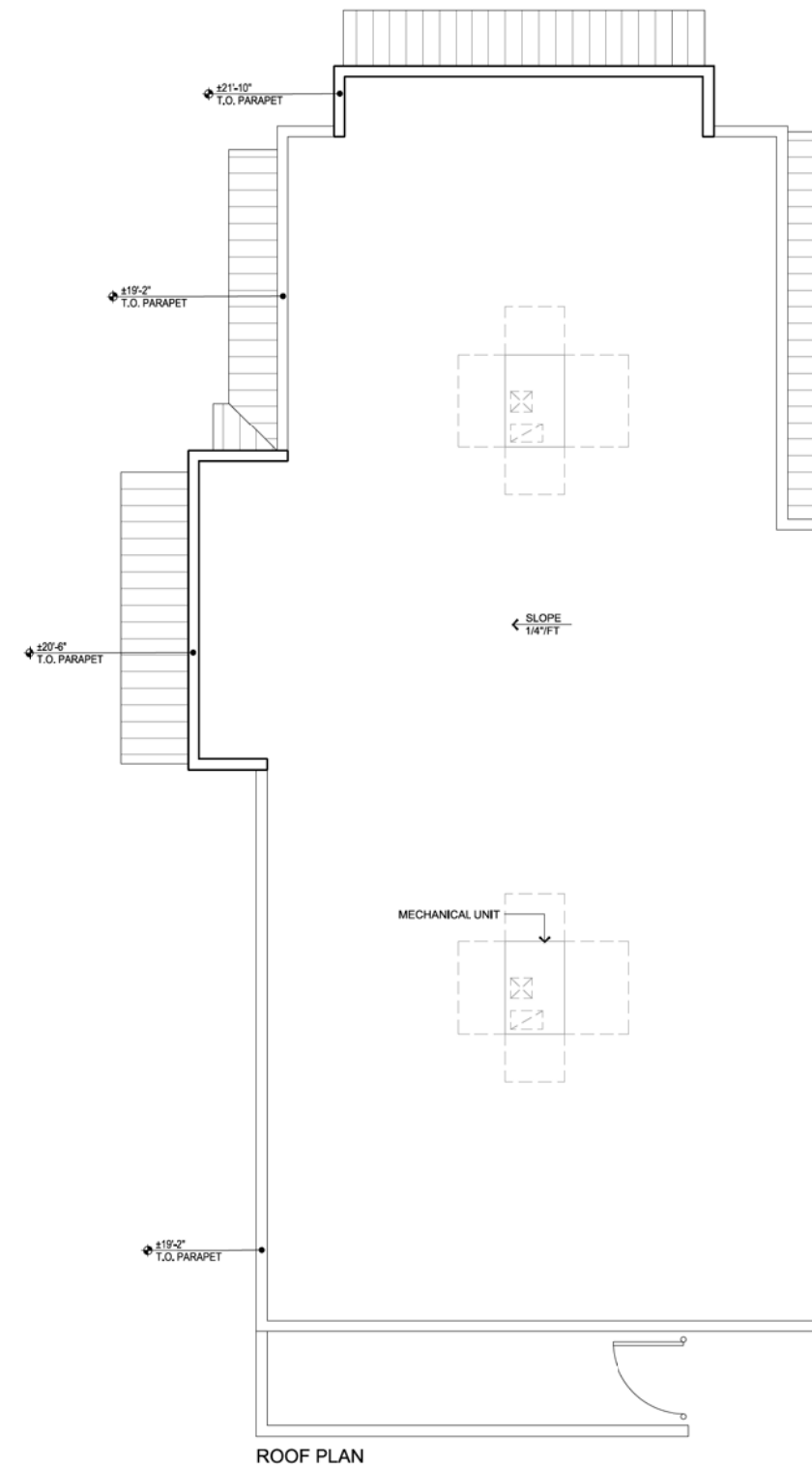
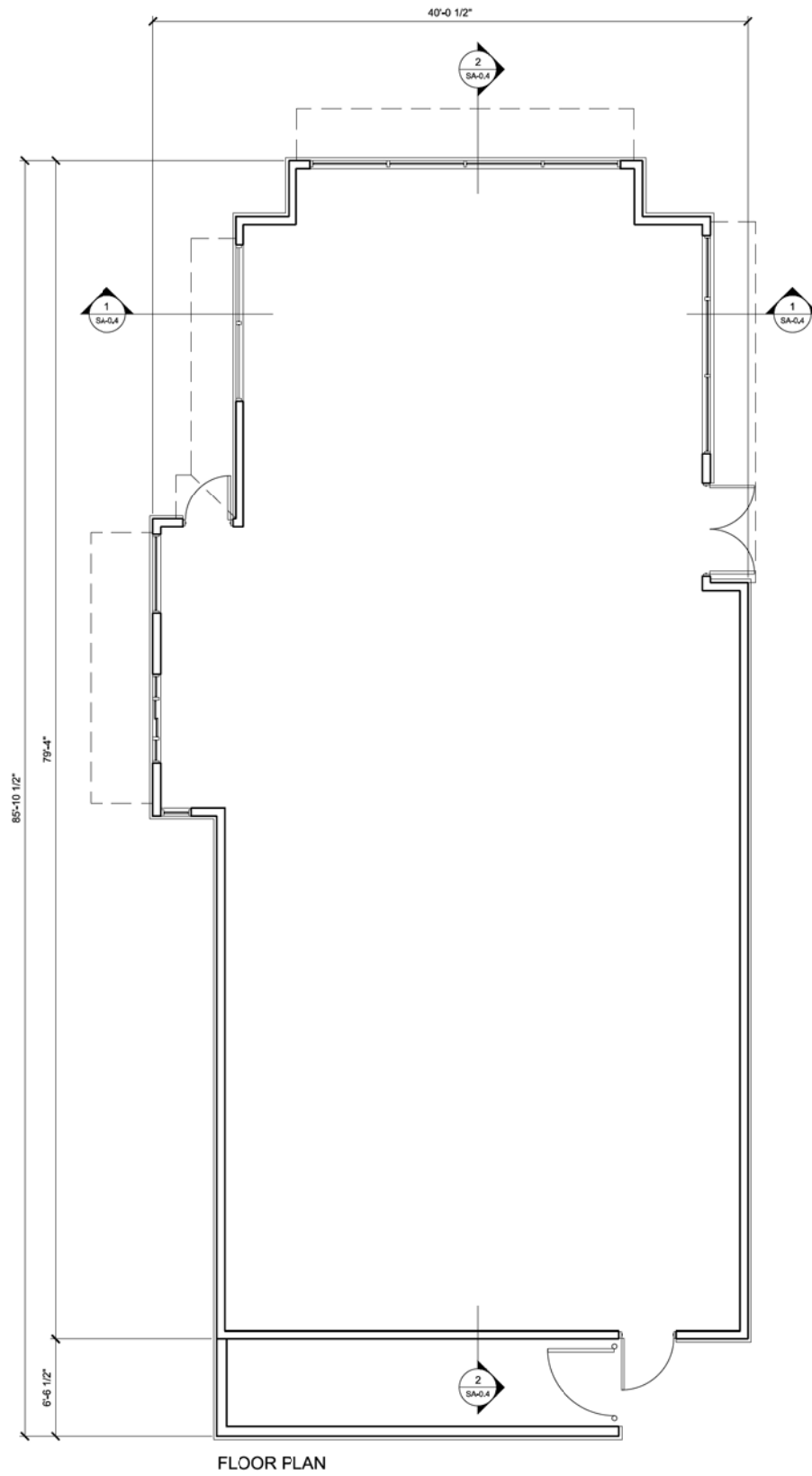
A-002

ARCHITECTURAL GROUP
Borges



Schedule									
Symbol	Label	Image	QTY	Catalog Number	Lamp	Description	Lumens per Lamp	Wattage	Polar Plot
	TYPE 1		4	KAD LED 40C 1000 30K R3 MVOLT HS	LED	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	11035	140	 Max: 8529cd
	TYPE 2		4	KAD LED 40C 1000 30K R2 MVOLT HS	LED	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS.	11647	140	 Max: 10204cd
	TYPE 3		1	KAD LED 40C 1000 30K R3 MVOLT	LED	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 3 OPTICS.	13866	140	 Max: 11530cd
	TYPE 3A		2	KAD LED 40C 1000 30K R3 MVOLT	LED	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 3000K, TYPE 3 OPTICS.	13866	280	 Max: 11530cd

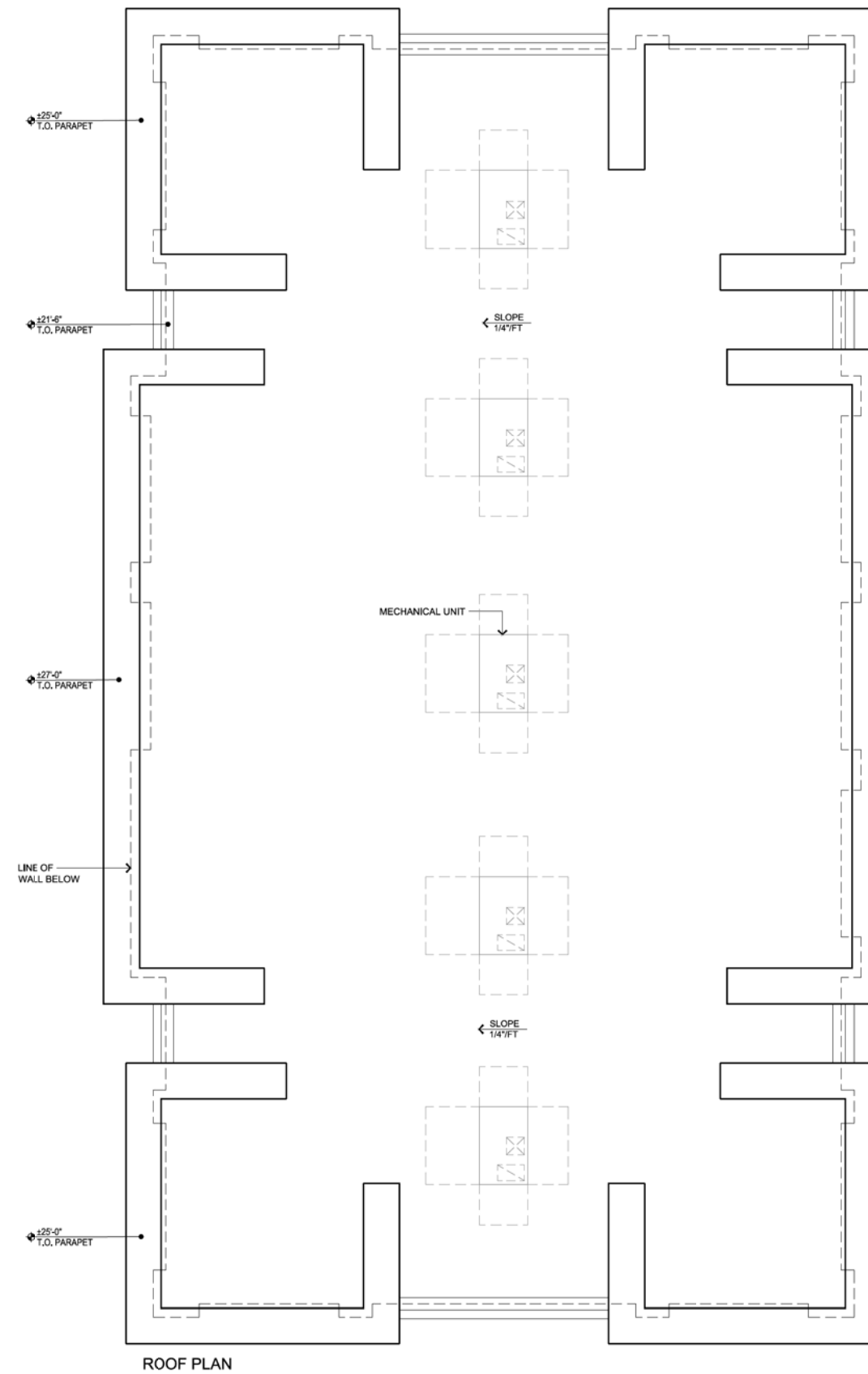
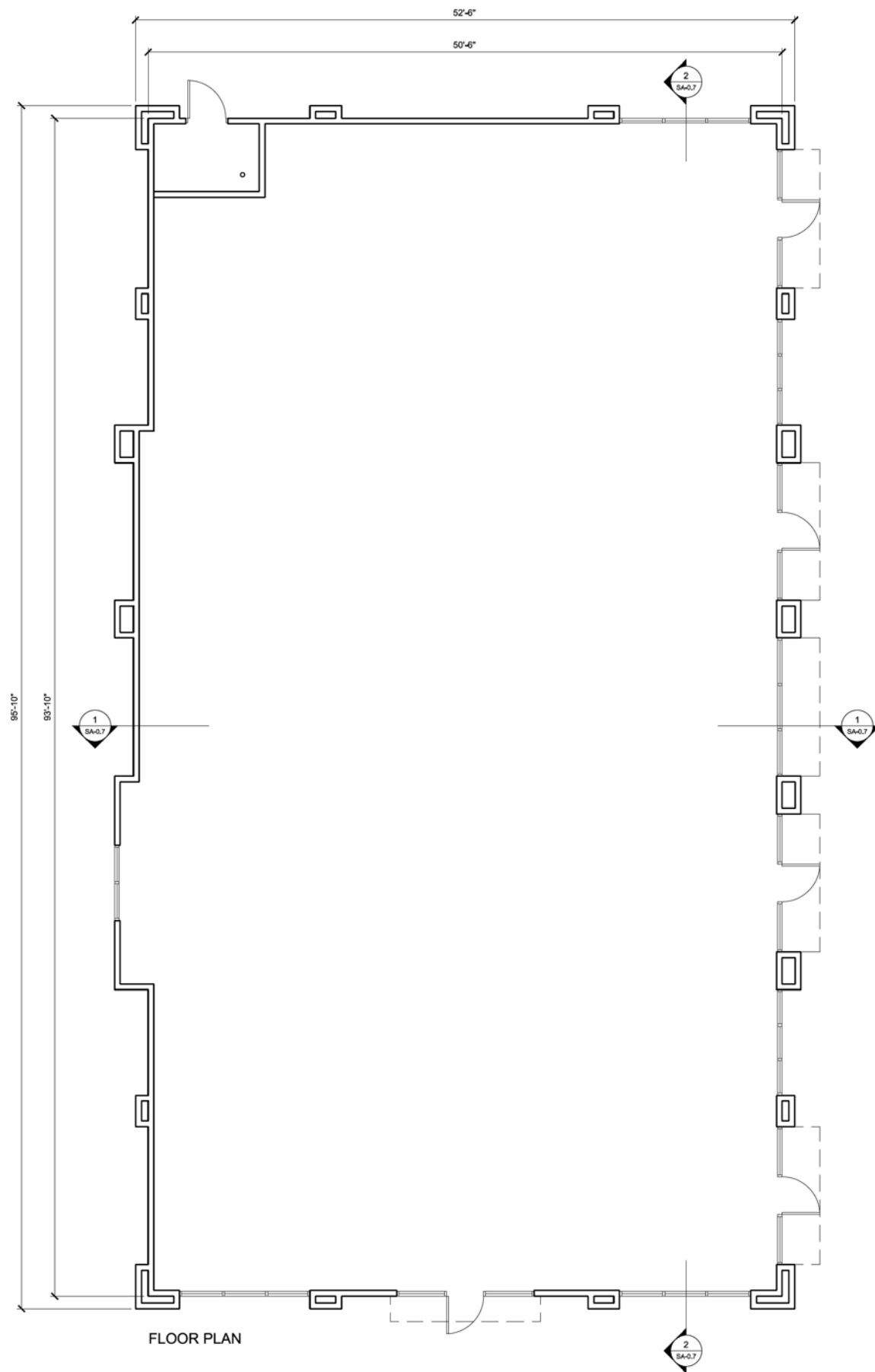
STANFORD PLAZA ENLARGED SITE PHOTOMETRIC



STANFORD PLAZA FLOOR PLAN & ROOF PLAN - BUILDING A

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STANFORD PLAZA FLOOR PLAN & ROOF PLAN - BUILDING B

A-102





STANFORD PLAZA EXTERIOR ELEVATIONS - BUILDING A

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COLOR & MATERIAL SCHEDULE

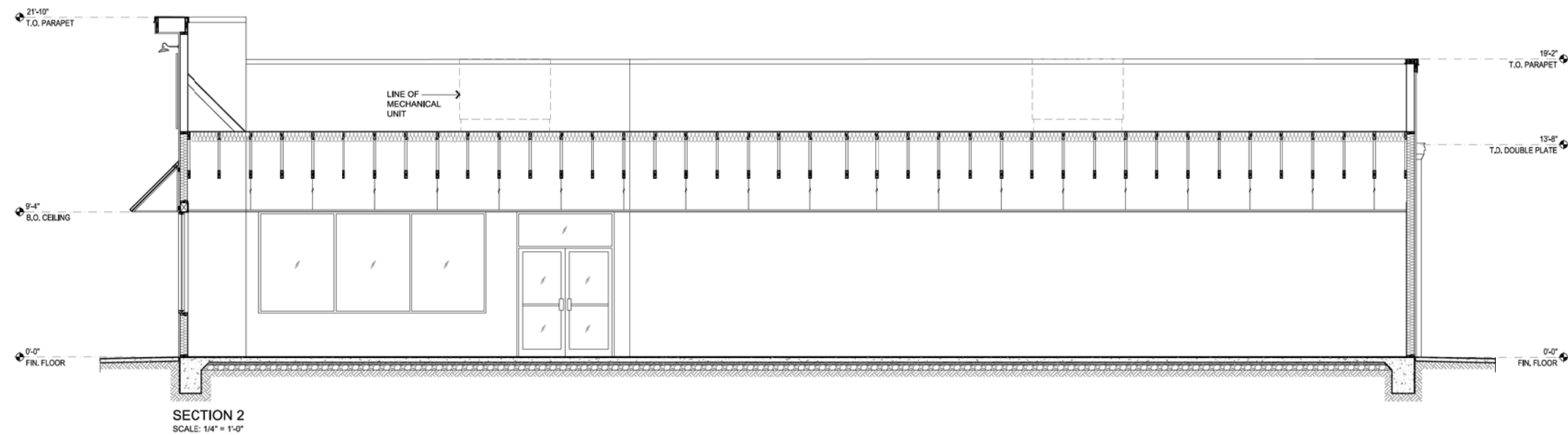
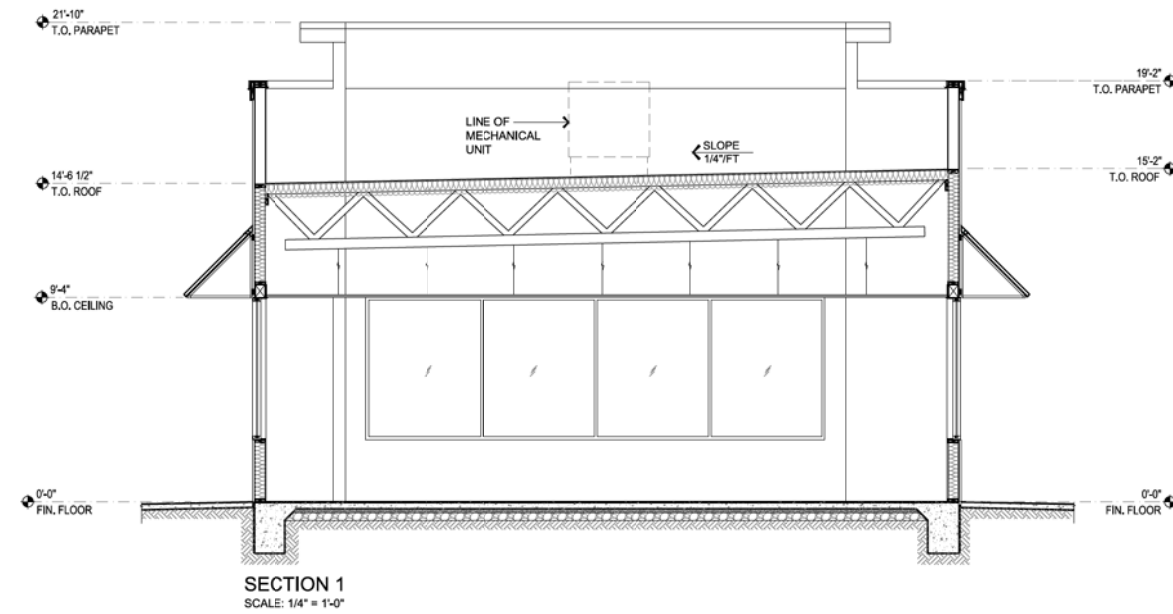
	 P1	STUCCO	OFF WHITE		 P3	STUCCO	TANGERINE		 M1	PARAPET TRIM	WHITE		 T1	CERAMIC TILE - SPICE		 T2	CERAMIC TILE - BUTTERSCOTCH		 T3	CERAMIC TILE - EVERGREEN		 T4	CERAMIC TILE - CINNAMON		 G1	GLAZING - PPG "SOLARGRAY"		 S1	STONE VENEER	CULTURED STONE CARAMEL LEDGESTONE		 L1	WALL SCONCE	LIGHTWAY "SCLW-12-LED"																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	 P2	STUCCO	CREAM		 P4	FOAM TRIM	GREEN		 AW1	CANVAS AWNING	SUNBRELLA #4622 TERRA COTTA					 W1	ALUM. STOREFRONT SYSTEM		 D1	STOREFRONT DOOR		 R1	METAL REVEAL			 L2	POLE LIGHT	KAD LED 40C 1000 30K																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

STANFORD PLAZA EXTERIOR ELEVATIONS - BUILDING B

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A-202
ARCHITECTURAL GROUP
Borges



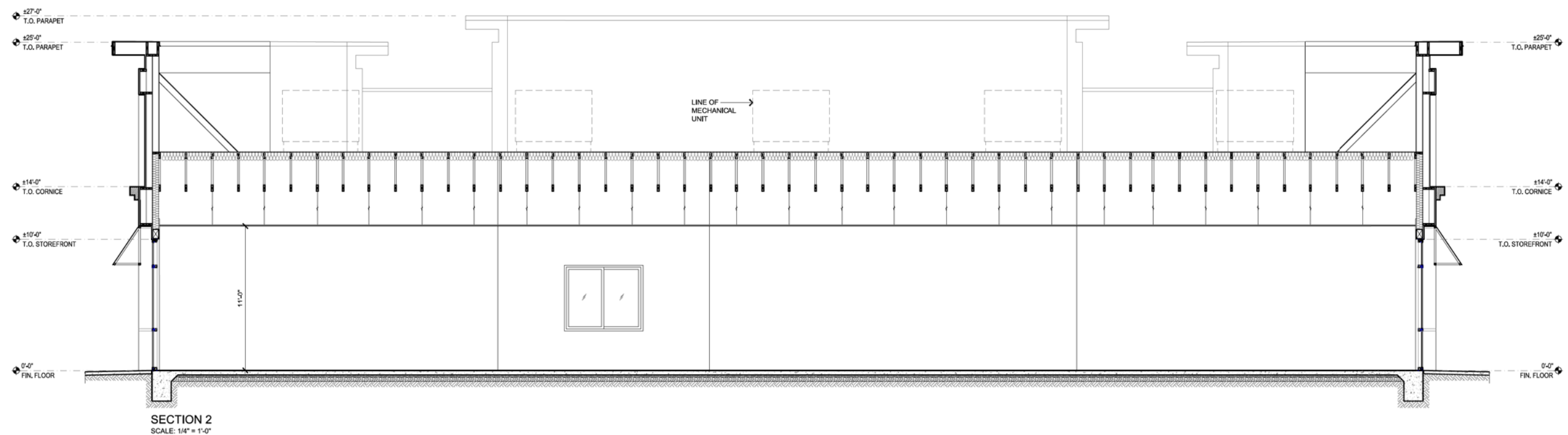
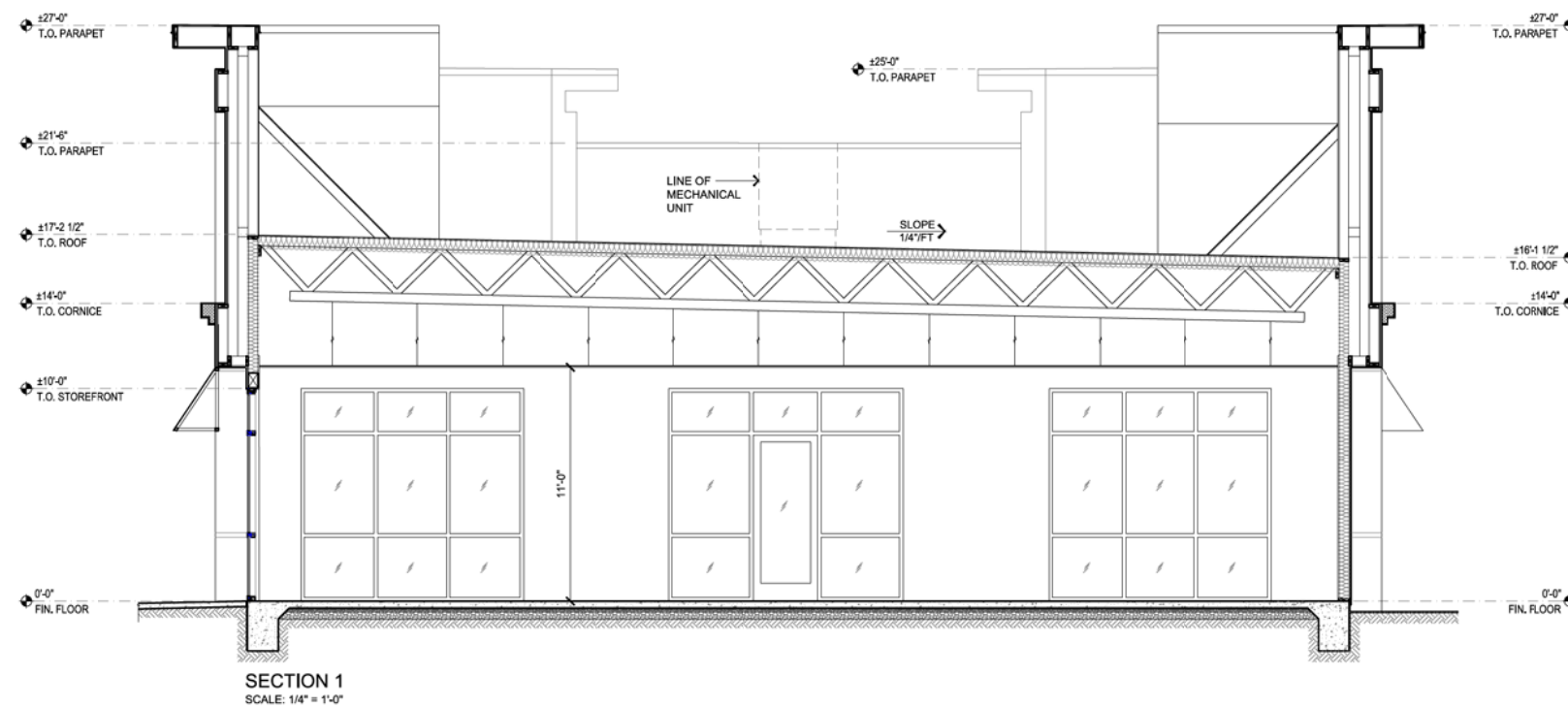
STANFORD PLAZA SECTIONS - BUILDING A

Sunset Blvd & Pebble Creek Dr, Rocklin, CA 03131-A 08-23-2017

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

A-301

ARCHITECTURAL GROUP
Borges



STANFORD PLAZA SECTIONS - BUILDING B

Sunset Blvd & Pebble Creek Dr, Rocklin, CA 03131-A 08-23-2017

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

A-302

ARCHITECTURAL GROUP
Borges

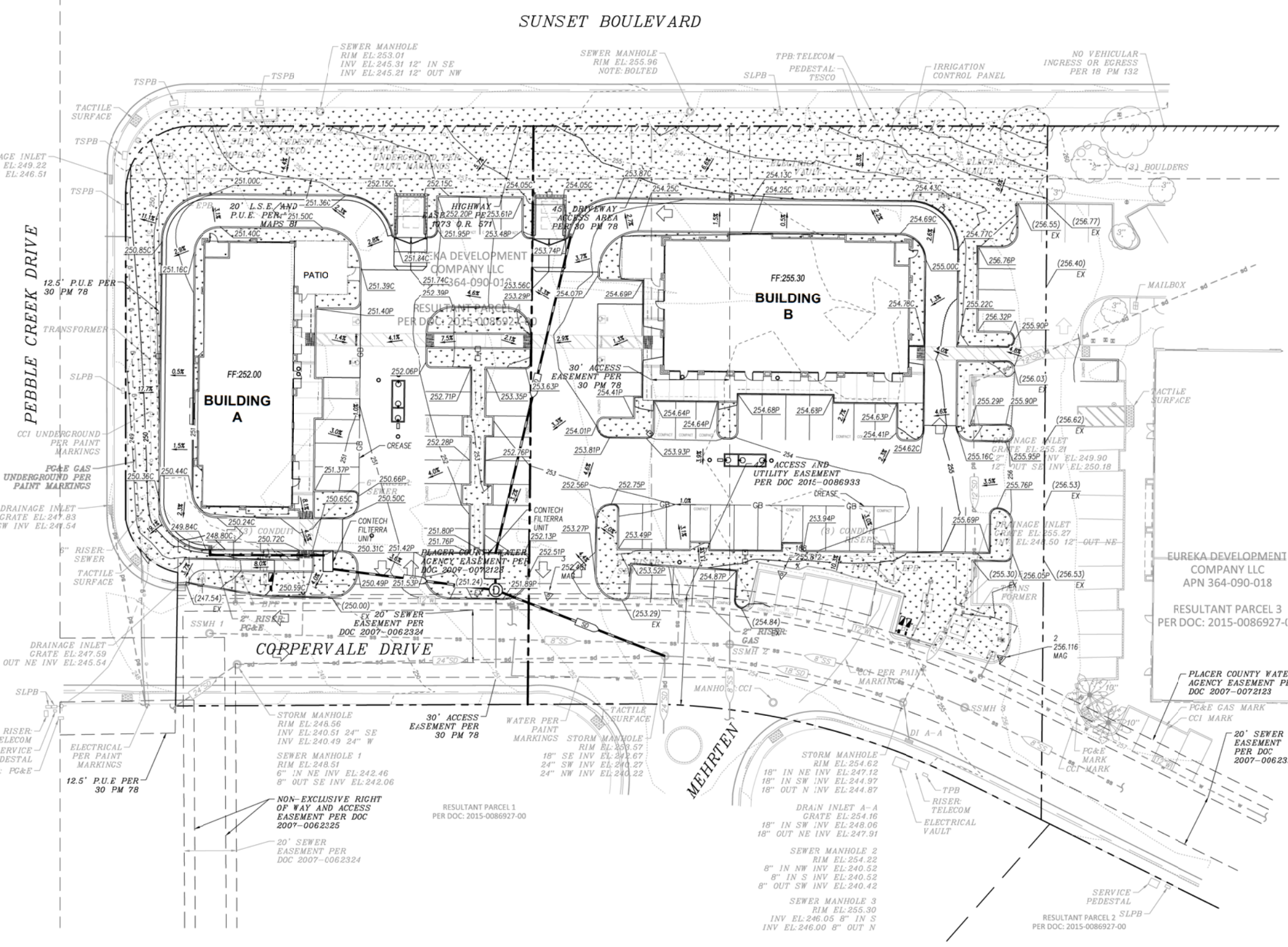
EARTHWORK QUANTITIES

CUT	±464 CY
FILL	±930 CY
NET	±466 CY (FILL)

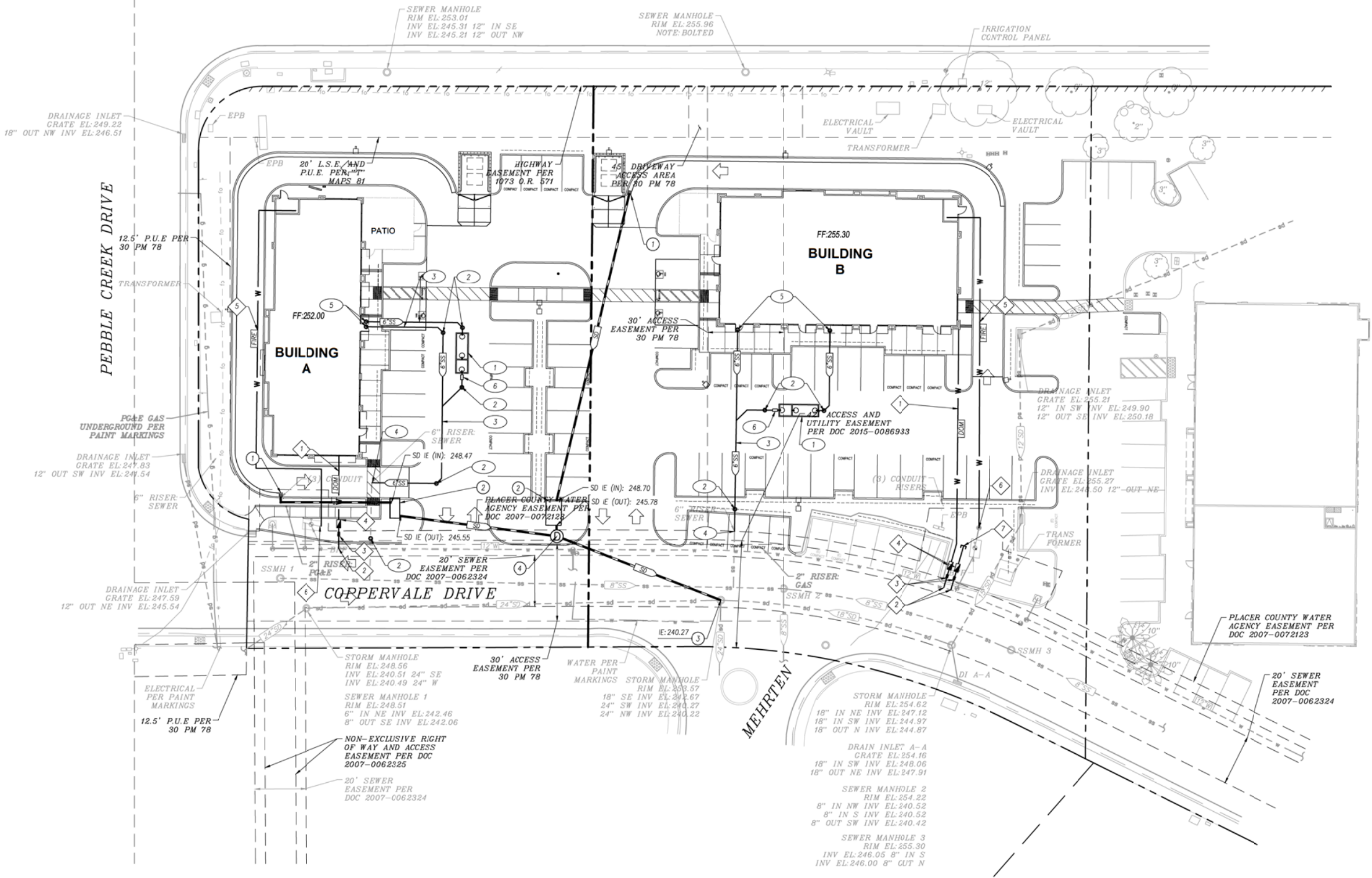
NOTE: ENGINEERS ESTIMATE OF EARTHWORK ARE RAW VOLUMES AND IS BASED ON THE SURFACE AT THE TIME OF THE SURVEY. THE ESTIMATE DOES NOT INCLUDE ANY PAVEMENT REMOVAL AS PART OF DEMOLITION, FROM THE SECTION REQUIRED FROM PROPOSED ASPHALT, CONCRETE, AND BUILDING PAD, OR SHRINK OR SWELL FACTORS.

GRADING LEGEND:

- XXXXP PAVEMENT ELEVATION
- XXXXTC TOP OF CURB ELEVATION
- XXXXFL FLOWLINE ELEVATION
- XXXXC CONCRETE ELEVATION
- XXXXS GROUND SPOT ELEVATION
- XXXXRM RIM ELEVATION
- XXXXGB GRADE BREAK
- XXXXHP HIGH POINT
- (XXXX)EX EXISTING GRADE
- 251 PROPOSED 1.0' CONTOUR LINE
- 250 PROPOSED 5.0' CONTOUR LINE
- 251 EXISTING 1.0' CONTOUR LINE
- 250 EXISTING 5.0' CONTOUR LINE
- SD PROPOSED STORM DRAIN LINE
- SD PROPOSED STORM DRAIN INLET
- * TOP OF CURB (TC) ELEVATION = 0.5' + PAVEMENT (P) AND/OR CONCRETE (C) ELEVATIONS, UNLESS OTHERWISE NOTED.



SUNSET BOULEVARD



LEGEND:

- SD--- 24" SD --- EXISTING STORM DRAIN LINE
- SS--- 24" SS --- EXISTING SANITARY SEWER LINE
- W--- 12" W --- EXISTING WATER LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STORM DRAIN INLET
- ⬇ EXISTING BACKFLOW PREVENTER
- ⦿ EXISTING FIRE HYDRANT
- SD--- 24" SD --- PROPOSED STORM DRAIN LINE
- SS--- 24" SS --- PROPOSED SANITARY SEWER LINE
- W--- 12" W --- PROPOSED DOMESTIC WATER LINE
- W--- FIRE --- PROPOSED FIRE WATER LINE
- PROPOSED WATER METER
- PROPOSED BFP
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM DRAIN INLET

WATER KEY NOTES:

- 1 PROPOSED DOMESTIC WATER SERVICE LINE.
- 2 CONNECT DOMESTIC AND IRRIGATION SERVICE LINE TO EXISTING 12" WATER MAIN PER PCWA STANDARDS.
- 3 PROPOSED WATER METER.
- 4 PROPOSED BFP.
- 5 PROPOSED FIRE SERVICE LINE.
- 6 CONNECT PROPOSED FIRE SERVICE LINE TO EXISTING BFP.
- 7 PROPOSED IRRIGATION STUB.

SEWER KEY NOTES:

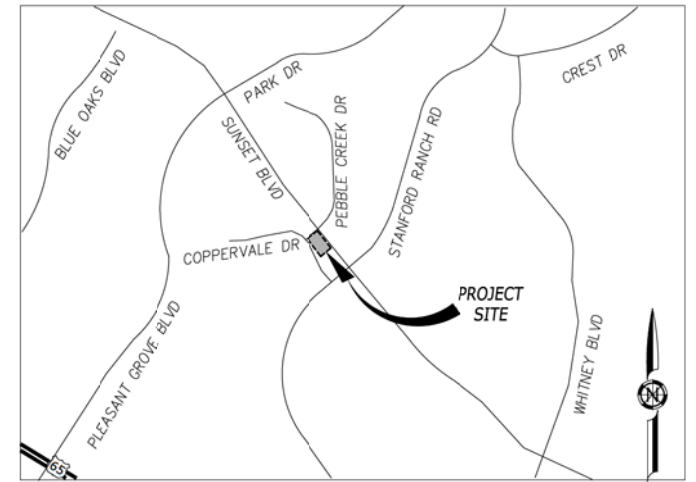
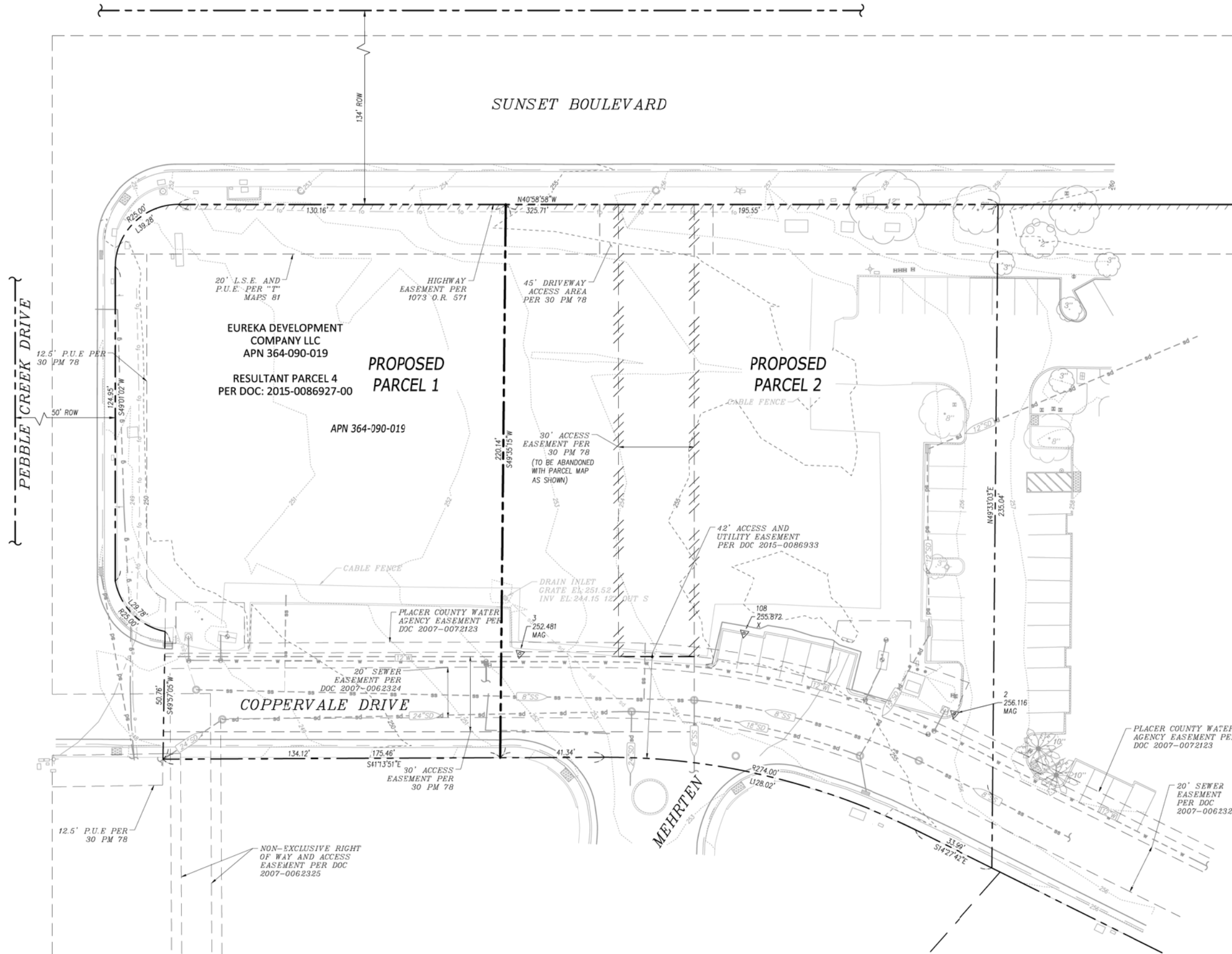
- 1 PROPOSED GREASE INTERCEPTOR PER SPMUD STANDARDS AND SPECIFICATIONS. SIZING PER UPC DFI CALCULATIONS, MINIMUM SIZE IS 750 GALLONS. GREASE INTERCEPTOR SHALL HAVE 3 AT GRADE ACCESS MANHOLES AND 6" THROUGH PIPING.
- 2 PROPOSED SANITARY SEWER CLEANOUT.
- 3 PROPOSED SANITARY SEWER LINE. ALL ON-SITE SANITARY SEWER LINES SHALL BE 6" AND SHALL NOT BE LOCATED UNDER TREES, INCLUDING THE DRIP LINE.
- 4 CONNECT PROPOSED SANITARY SEWER LINE TO EXISTING SANITARY SEWER RISER.
- 5 PROPOSED TWO-WAY CLEANOUT LOCATED WITHIN 2' OF THE BUILDING.
- 6 PROPOSED SAMPLING BOX TO BE LOCATED AFTER THE GREASE INTERCEPTOR PER SPMUD STANDARDS AND SPECIFICATIONS.

STORM DRAIN KEY NOTES:

- 1 PROPOSED STORM DRAIN INLET.
- 2 PROPOSED CONTECH FILTERRA BIORETENTION FACILITY.
- 3 CONNECT TO EXISTING STORM DRAIN MANHOLE.
- 4 PROPOSED STORM DRAIN MANHOLE.



TENTATIVE PARCEL MAP FOR
STANFORD PLAZA
APN: 364-090-019
CITY OF ROCKLIN – CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGEND

---	PROPERTY LINE
- - - -	EXISTING EASEMENT LINE
--- --- ---	EXISTING EASEMENT LINE TO BE ABANDONED
---	PROPOSED LOT LINE
- - - -	PROPOSED EASEMENT LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING 1.0' CONTOUR LINE
---	EXISTING 5.0' CONTOUR LINE

TENTATIVE MAP NOTES:

ASSESSOR'S PARCEL NUMBER (APN): 364-090-019
PROPERTY OWNER / SUBDIVIDER:
CITADEL MANAGEMENT CO.
1508 EUREKA RD., #230
ROSEVILLE, CA 95661

EXISTING & PROPOSED PARCEL AREA(S):
EXISTING PROPERTY = 78,033 S.F. / 1.79 AC
PROPOSED PARCEL 1 = 32,737 S.F. / 0.75 AC
PROPOSED PARCEL 2 = 45,296 S.F. / 1.04 AC

PREPARED BY:
CARTWRIGHT ENGINEERS
4180 DOUGLAS BLVD. SUITE 200
GRANITE BAY, CA 95746
PHONE: 916-978-4001
CONTACT: STEVE LAMB, PE
STEVE@CARTWRIGHTENGINEERS.COM

SITE SURVEYOR:
UNICO ENGINEERING
110 BLUE RAVINE ROAD, SUITE 101
FOLSOM, CA 95630
PHONE: 916-900-6623
CONTACT: RYAN THOMPSON
RTHOMPSON@UNICOENGINEERING.COM

DATE OF SURVEY: APRIL 2017

ZONING:
PD-C

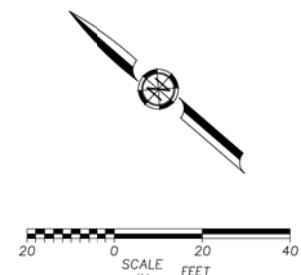
GENERAL MAP NOTES:

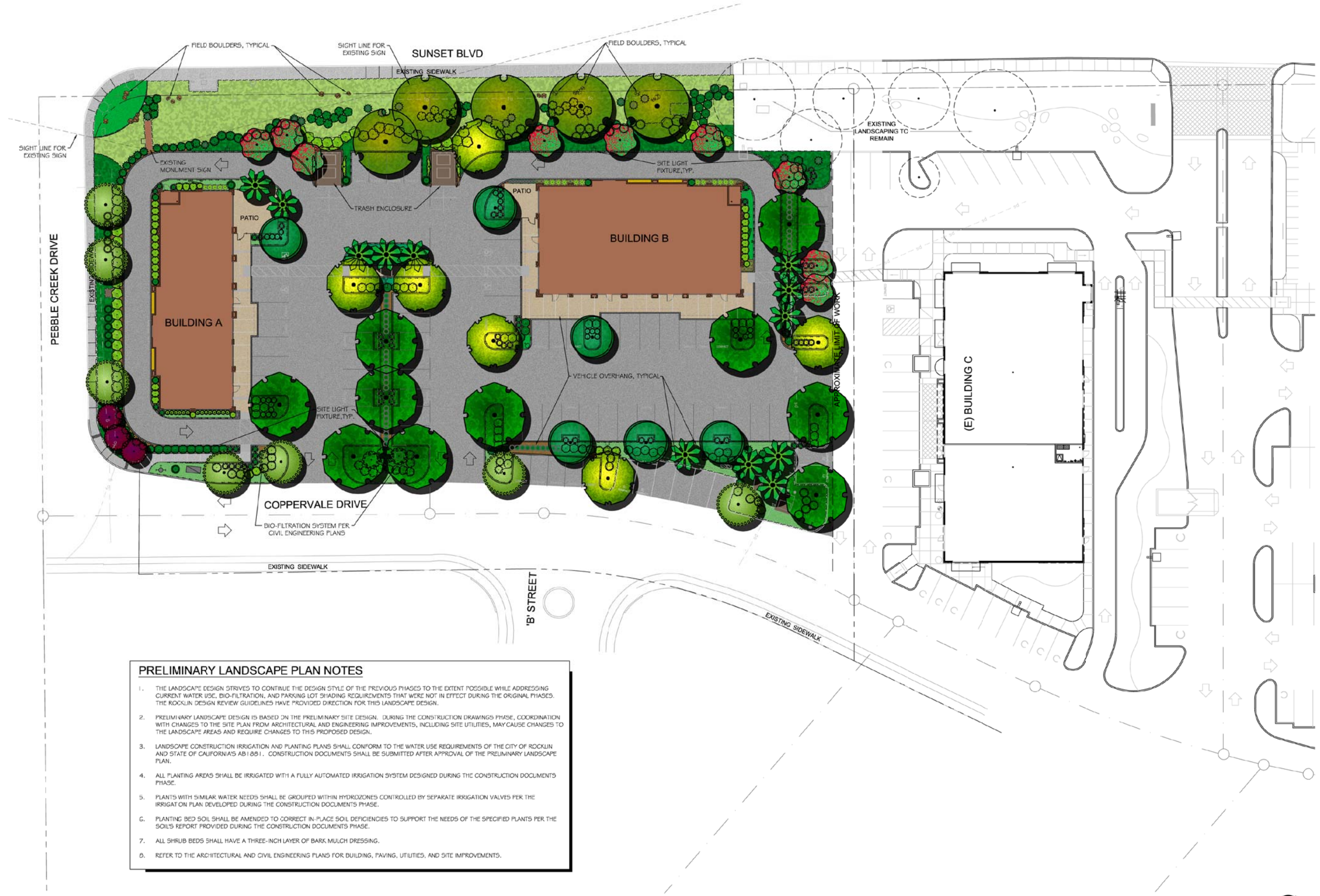
1. THE SITE IS OUTSIDE OF THE 100 YEAR FLOODPLAIN BOUNDARY AND IS NOT IN A RIPARIAN AREA.
2. THERE ARE NO EXISTING OAK TREES, GRANITE OUTCROPPINGS, OR KNOWN ARCHEOLOGICAL FEATURES WITHIN THE AREA OF THE SITE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF RYAN THOMPSON, PLS 8749 OF UNICO ENGINEERING, INC.

SURVEY NOTES:

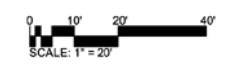
HORIZONTAL DATUM: NAD 83 CALIFORNIA ZONE 2
VERTICAL DATUM: CITY OF ROCKLIN VERTICAL CONTROL NETWORK
BM R 9-8. ELEVATION 209.62 NGVD29

BASIS OF BEARING: BASIS OF BEARING IS IDENTICAL TO THAT STANFORD PLAZA PARCEL MAP BOOK 32 PAGE 147.





- PRELIMINARY LANDSCAPE PLAN NOTES**
1. THE LANDSCAPE DESIGN STRIVES TO CONTINUE THE DESIGN STYLE OF THE PREVIOUS PHASES TO THE EXTENT POSSIBLE WHILE ADDRESSING CURRENT WATER USE, BIO-FILTRATION, AND PARKING LOT SHADING REQUIREMENTS THAT WERE NOT IN EFFECT DURING THE ORIGINAL PHASES. THE ROCKLIN DESIGN REVIEW GUIDELINES HAVE PROVIDED DIRECTION FOR THIS LANDSCAPE DESIGN.
 2. PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
 3. LANDSCAPE CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL CONFORM TO THE WATER USE REQUIREMENTS OF THE CITY OF ROCKLIN AND STATE OF CALIFORNIA'S AB 1081. CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED AFTER APPROVAL OF THE PRELIMINARY LANDSCAPE PLAN.
 4. ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM DESIGNED DURING THE CONSTRUCTION DOCUMENTS PHASE.
 5. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES CONTROLLED BY SEPARATE IRRIGATION VALVES PER THE IRRIGATION PLAN DEVELOPED DURING THE CONSTRUCTION DOCUMENTS PHASE.
 6. PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED DURING THE CONSTRUCTION DOCUMENTS PHASE.
 7. ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING.
 8. REFER TO THE ARCHITECTURAL AND CIVIL ENGINEERING PLANS FOR BUILDING, PAVING, UTILITIES, AND SITE IMPROVEMENTS.



STANFORD PLAZA PRELIMINARY LANDSCAPE PLAN

SUNSET BLVD. AND PEBBLE CREEK DR., ROCKLIN, CA 03131-A1 04-26-2017

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PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ETO): 52.2							
HYDROZONE # PLANTING DESCRIPTION	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	390	242	7,826
LOW W.U.	0.2	DRIP	0.81	0.25	19,828	4,957	160,428
				TOTALS:	20,218	5,199	
SPECIAL LANDSCAPE AREAS							
RECREATION AREA				1.00	0	0	0
FOUNTAIN				1.00	0	0	0
EDIBLE PLANTS				1.00	0	0	0
				TOTALS:	0	0	
						ETWU TOTAL:	168,254
						MAXIMUM APPLIED WATER ALLOWANCE (MAWA):	294,451
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 20,218) + (0.55 x 0)] = 294,451							
ETAF CALCULATIONS							
REGULAR LANDSCAPE AREAS				ALL LANDSCAPE AREAS		NOTE:	
TOTAL ETAF x AREA	5,199			TOTAL ETAF x AREA	5,199	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.	
TOTAL AREA	20,218			TOTAL AREA	20,218		
AVERAGE ETAF	0.25			SITEWIDE ETAF	0.26		

PRELIMINARY PARKING LOT SHADE CALCULATION									
TREE NUMBER AND SIZE TREE NAME	QUANTITY @ FULL (100%) F		QUANTITY @ 3/4 (75%) TQ		QUANTITY @ 1/2 (50%) H		QUANTITY @ 1/4 (25%) Q		TOTAL SQ. FT.
1 - 30' PLUS SPREAD PISTACIA, PLATANUS	3 x (962) = 2,886	+	2 x (722) = 1,444	+	5 x (481) = 2,405	+	0 x (240) = 0	=	6,735
2 - 25' TO 30' SPREAD CERCIS	2 x (706) = 1,412	+	3 x (530) = 1,590	+	0 x (354) = 0	+	0 x (177) = 0	=	3,002
3 - 20' TO 25' SPREAD GEIJERA, PYRUS	2 x (491) = 982	+	0 x (368) = 0	+	6 x (246) = 1,476	+	0 x (123) = 0	=	2,458
4 - 15' TO 20' SPREAD LAGERSTROEMIA	0 x (314) = 0	+	0 x (236) = 0	+	2 x (157) = 314	+	0 x (79) = 0	=	314
CALCULATED TOTAL TREE SHADE:									12,509
REQUIRED TOTAL									
AREA OF PAVING (SHADED ON PLAN)	22,841	SQ. FT. OF SHADED AREA ON PLAN							
AREA REQUIRED TO BE SHADED	22,841	SQ. FT. x 50% = 11,420.5							
CALCULATED SHADE PROVIDED	12,509	SQ. FT.							
PERCENT SHADE PROVIDED	55	%							
SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 2H IS A 25' TO 30' PERIMETER (50%) TREE.									



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Cercis canadensis	Eastern Redbud	15 gal	Medium	Ht:6'-7'/Sp:2-3'	6	
	Geijera parviflora	Australian Willow	15 gal	Medium	Ht:7'-8'/Sp:2-3'	7	
	Lagerstroemia x "Tuscarora"	Grape Myrtle Coral Pink	15 gal	Low	Ht:7'-8'/Sp:2-3'	9	
	Pistacia chinensis "Keith Davey"	Keith Davey Chinese Pistache	15 gal	Low	Ht:7'-8'/Sp:2-3'	10	
	Platanus acerifolia "Bloodgood"	London Plane Tree	15 gal	Medium	Ht:7'-8'/Sp:2-3'	5	
	Prunus cerasifera "Krauter Vesuvius"	Purple Leaf Plum	15 gal	Medium	Ht:7'-8'/Sp:2-3'	3	
	Pyrus calleryana "Aristocrat"	Aristocrat Flowering Pear	15 gal	Medium	Ht:7'-8'/Sp:2-3'	6	
	Syagrus romanzoffiana	Queen Palm	15 gal	Medium	Ht:5'-6'/Sp:2-3'	12	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	QTY	
	Arbutus unedo "Compacta"	Dwarf Strawberry Tree	15 gal	Low	Ht:36'/Sp:36"	3	
	Cistus x purpureus	Orchid Rockrose	5 gal	Low	Ht:12'/Sp:14"	46	
	Clivia miniata	Bush Lily	5 gal	Low	Ht:12'/Sp:10"	17	
	Diets bicolor	Fortnight Lily	5 gal	Low	Ht:12'/Sp:10"	14	
	Diets vegeta	African Ins	5 gal	Low	Ht:12'/Sp:10"	61	
	Euryops pectinatus "Murchkin"	Dwarf Euryops	5 gal	Low	Ht:12'/Sp:10"	25	
	Grevillea x "Noella"	Grevillea	5 gal	Low	Ht:14'/Sp:14"	31	
	Kniphofia uvana "Flamenco"	Flamenco Red Hot Poker	5 gal	Low	Ht:14'/Sp:14"	12	
	Lagerstroemia indica "Dwarf Red"	Dwarf Red Grape Myrtle	15 gal	Low	Ht:36'/Sp:36"	1	
	Leymus condensatus "Canyon Prince"	Native Blue Rye	5 gal	Low	Ht:10'/Sp:10"	46	
	Macleadyena unguis-cati	Yellow Trumpet Vine	5 gal	Low	Ht:36'/Sp:12"	6	
	Myrtus communis	Common Myrtle	5 gal	Low	Ht:10'/Sp:10"	23	
	Myrtus communis "Compacta"	Dwarf Myrtle	5 gal	Low	Ht:10'/Sp:10"	14	
	Nandina domestica "Compacta"	Dwarf Heavenly Bamboo	5 gal	Low	Ht:18'/Sp:12"	6	
	Nandina domestica "Fire Power"	Firepower Nandina	5 gal	Low	Ht:10'/Sp:10"	25	
	Pennisetum alopecuroides "Little Bunny"	Little Bunny Fountain Grass	5 gal	Low	Ht:8'/Sp:8"	9	
	Phormium tenax "Aristocrat Queen"	New Zealand Flax	5 gal	Low (PF 0.2)	Ht:18'/Sp:14"	23	
	Phormium tenax "Atropurpureum Compactum"	Purple New Zealand Flax	5 gal	Low	Ht:18'/Sp:14"	15	
	Rhaphiolepis umbellata "Minor"	Yedda Hawthorn	5 gal	Low	Ht:14'/Sp:14"	86	
	Rosmarinus officinalis "Tuscan Blue"	Tuscan Blue Rosemary	5 gal	Low	Ht:12'/Sp:10"	5	
	Xylosma congestum "Compacta"	Compact Xylosma	5 gal	Low	Ht:14'/Sp:14"	53	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING	QTY
	Cotoneaster damien "Lowfast"	Lowfast Bearberry Cotoneaster	1 gal	Low	Ht:2'/Sp:6"	48" o.c.	360
	Lantana montevidensis	Trailing Lantana	1 gal	Low	Ht:2'/Sp:6"	48" o.c.	33
	Myoporum parvifolium "Prostratum"	Myoporum	1 gal	Low	Ht:2'/Sp:6"	72" o.c.	95
	Rosmarinus officinalis "Huntington Carpet"	Huntington Carpet Rosemary	1 gal	Low	Ht:4'/Sp:6"	72" o.c.	101
	Verbena x hybrida "Homestead"	Purple Spreader Garden Verbena	1 gal	Low	Ht:2'/Sp:6"	30" o.c.	115
DECORATIVE ROCK	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING	QTY
	Decorative Rock	Sonoma Gold - 3/8	-				63 sf

RESOLUTION NO. PC-2019-26

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A TWO-YEAR TIME EXTENSION OF A DESIGN REVIEW

(Stanford Plaza Phase 1C Time Extension / DR2017-0009)

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. The project developer timely submitted a request for a two-year extension of time for Planning Commission Resolution PC-2017-38 that approved a Design Review (DR2017-0009) allow the construction of two buildings and associated parking lot and landscaping. The site is generally located on the southwest corner of Sunset Boulevard and Pebble Creek Drive. Assessor Parcel Number 364-090-019.

B. A Notice of Exemption was previously approved by the Rocklin Planning Commission through Resolution No. PC-2017-37.

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

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

Section 3. The two-year extension of time for the Stanford Plaza Phase 1C Design Review (DR2017-0009), as depicted in Planning Commission Resolutions 2017-38, is hereby approved, subject to the original terms and conditions in the previous approval. The Stanford Plaza Phase 1C Design Review (DR2017-0009), as depicted in Planning Commission Resolution 2017-38 shall expire on October 17, 2021. The approved resolution and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Rocklin held on October 1, 2019, by the following vote:

AYES: Commissioners: Whitmore, McKenzie, Alatorre, Vass

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: Barron

Michele Vass, Chair

ATTEST:

Terry Stemple, Secretary