



## New Project Information

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

**Application Received:** March 23, 2018

**Project Name and Requested Approvals:**

STANFORD RANCH STORAGE (STANFORD RANCH PARCEL 56)  
DESIGN REVIEW, DR2018-0004  
CONDITIONAL USE PERMIT, U2018-0004

**Staff Description of Project:**

This application is a request for approval of a Design Review and Conditional Use permit to allow the construction and operation of a new nine building, 93,460 square foot self-storage facility, with 251 RV and boat storage spaces and a 3,080 square foot office / caretaker unit.

**Location:**

The subject site is located at 1400 Stanford Ranch Road, approximately 500 feet east of Sunset Boulevard (APN 017-086-011) and includes a portion of APN 017-086-009.

**Existing Land Use Designations:**

The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI).

The General Plan designation is Business Professional/Commercial/Light Industrial (BP/C/LI).

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

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

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

**Applicant & Property Owner:**

The applicant is Timothy Alatorre with Domum Design. The property owner is 1400 Stanford Ranch Properties, LLC.

**Attached Information:**

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

P:\PUBLIC PLANNING FILES\Request for Comment\2018\Stanford Storage\2-Project Information.docx



# City of Rocklin

Planning Division  
3970 Rocklin Road  
Rocklin, California 95677  
Phone (916) 625-5160 FAX (916) 625-5195

## UNIVERSAL APPLICATION FORM

**NAME OF PROJECT:** STANFORD RANCH STORAGE  
**LOCATION:** 1400 STANFORD RANCH RD. ROCKLIN 95765  
**ASSESSOR'S PARCEL NUMBERS:** ~~017-081-025-000~~ 017-086-011  
**DATE OF APPLICATION (STAFF):** 3/21/18 **RECEIVED BY (STAFF INITIALS):** JH  
**FILE NUMBERS (STAFF):** DR2018-0004 / U2018-0004 **FEES:** 22,156.00  
**RECEIPT No.:** R24798 / 3/23/18

**Pre-Application Meeting Requirements:**  
It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.  
Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.  
**DATE OF PRE-APPLICATION MEETING:** 03/16/18

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee: \$17,715 (1 <sup>st</sup> 50 lots) \$2,188 (each add'l 50 lots) \$10,337 Modification	<input checked="" type="checkbox"/> Use Permit (U) <input checked="" type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888 <input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496 <input type="checkbox"/> Major (CC Approval) Fee: \$13,252
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input type="checkbox"/> General Development Plan (PDG) Fee: \$13,475	<input checked="" type="checkbox"/> Design Review (DR) Commercial Fee: \$9,888 Residential Fee: \$6,097 Signs Fee: \$4,233	<input type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$15,845 \$2,142 (each add'l 50 lots or 100 acres)		<input type="checkbox"/> Modification to Approved Projects Fee: \$3,481
File Number _____		
<b>Environmental Requirements: (STAFF)</b>	<input type="checkbox"/> Exempt - \$1,277.00 <input type="checkbox"/> Negative Declaration - \$5,166.00	<input checked="" type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 <input type="checkbox"/> EIR - See Fee Schedule

## UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>BP/COMM/LI</u>	Acres: <u>11.37</u>	EXISTING	PROPOSED
Proposed: <u>NO CHANGE</u>	Square Feet: <u>495,294</u>	<input type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
<b>Zoning:</b>	Dimensions: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>PD-BP/C/LI</u>	No. of Units: _____	<input type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Proposed: <u>NO CHANGE</u>	Building Size: <u>93,460 SF</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>5</u>	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Required Parking: <u>4</u>	<input type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Access: <u>2</u>	<input type="checkbox"/> Cable	<input type="checkbox"/> Cable

**PROJECT REQUEST:** Request for approval of design review to construct (10) metal storage buildings and office with manager's unit on 11.37 acres. Request to construct RV and Boat storage on 6.16 acres behind existing commercial building.

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*(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)*

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: FORT SUTTER COMPANY

ADDRESS: P.O BOX 255646

CITY: SACRAMENTO STATE: CA ZIP: 95865

PHONE NUMBER: 916-483-1100

EMAIL ADDRESS: debrafletter@fortsutterco.com

FAX NUMBER: \_\_\_\_\_

SIGNATURE OF OWNER 

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT  
(If different than owner): Timothy Alatorre

CONTACT: Timothy Alatorre

ADDRESS: 6532 Lonetree Blvd., Suite 102

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: 888-352-2721 x 102

EMAIL ADDRESS: tim@domum.design

FAX NUMBER: \_\_\_\_\_

SIGNATURE OF APPLICANT 

**AGENT AUTHORIZATION FORM**

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Stanford Ranch Storage
Location: 1400 Stanford Ranch Road. Rocklin, CA 95765
Assessors Parcel Number(s): 017-086-001
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Name of person and / or firm authorized to represent property owner (Please print): Timothy Alatorre
Address (Including City, State, and Zip Code): 6532 Lonetree Blvd., Suite 102 Rocklin, CA 95765
Phone Number: 888-352-2721 x 102
Fax Number:
Email Address: tim@domum.design
The above named person or firm is authorized as: Agent (x) Buyer ( ) Lessee ( )
The above named person or firm is authorized to (check all that are applicable): (x) File any and all papers in conjunction with the aforementioned request, including signing the application (x) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (x) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (x) Unrestricted ( ) Valid until:
Owners Authorization Signature & Date: <i>[Signature]</i> 3/22/18
Owners Name (Please Print): KRISTEN FRANZ
Owners Address (Including City, State, and Zip Code): P.O Box 255646 Sacramento, CA 95865
Phone Number: 916-955-4160
Email Address: debraffletter@fortsutterco.com



**City of Rocklin**  
 Planning Division  
 3970 Rocklin Road  
 Rocklin, California 95677  
 Phone (916) 625-5160 FAX (916) 625-5195

**ENVIRONMENTAL  
 INFORMATION SHEET**  
 (To be completed by  
 applicant)

**LOCATION OF PROJECT (ADDRESS)** 1400 Stanford Ranch Road. Rocklin, CA 95765

**ASSESSORS PARCEL #** 017-086-001

**NAME OF PROJECT** Stanford Ranch Storage

**CONTACT/APPLICANT** Timothy Alatorre

**ADDRESS**  
6532 Lonetree Blvd., Suite 102

**PHONE** 888-352-2721 x 102 **EMAIL** tim@domum.design

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

New self storage facility, open boat and rv storage, office and manager's unit. Work to include modification of existing water loop. Existing driveway off Stanford Ranch Road and landscaping in public right of way to be preserved.

Property size:	<u>495,294</u>	<u>11.37</u>
	Square Feet	Acres
Land Use:	<u>BP/COMM/LI</u>	<u>NO CHANGE</u>
	Existing	Proposed

**RELATED PROJECTS:** If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification. \_\_\_\_\_  
Verifone office building 1400 Stanford Ranch Road.

**PREVIOUS ENVIRONMENTAL DOCUMENTS:** If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible: \_\_\_\_\_  
Verifone office building 1400 Stanford Ranch Road.

**OTHER REQUIRED PERMITS OR APPROVALS:**

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>

**PREVIOUS LAND USES:** Describe existing and previous land uses of the site for the last 10 years or more: Commercial- Business/ Light Industrial.

**SITE CHARACTERISTICS**

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?  
Recent landscape and trees facing Stanford Ranch at frontage of site for previous proposed office building. Mijority of site is pre compacted and prepared building pad.  
\_\_\_\_\_  
\_\_\_\_\_
  
2. What are the surrounding land uses?  
East PD-20 West PD-BP/C/LI North PD-BP/C/LI South PD-LI
  
3. Is the project proposed on land which contains fill or a slope of 10% or more? NO
  
4. Are there any existing erosion problems? NO
  
5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? NO  
If so, describe in detail, or refer to attached soils report.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Grading, excavating or filling activities - Quantity of cubic yards to be:  
a. Moved within the site 7,536 CU YD  
b. Deposited on the site 0  
c. Removed from the site 4,198 CU YD  
Disposal site T.B.D
  
7. Are there any streams or permanent water courses on the site? \_\_\_\_\_  
Describe \_\_\_\_\_  
NO  
\_\_\_\_\_  
\_\_\_\_\_
  
8. Will the proposed project change drainage patterns or the quality of groundwater?  
If so explain. If not, why not. YES, at the southern portion of the property. Natural flow will be redirected to approved system. Northern portion of site has existing storm water controls installed and will be modified.  
\_\_\_\_\_  
\_\_\_\_\_
  
9. Will the project affect any drainage channel, creek, pond or any other water body?  
Describe below: NO  
\_\_\_\_\_  
\_\_\_\_\_

10. Is any portion of the property located in a flood plain? NO  
 If so describe \_\_\_\_\_  
 \_\_\_\_\_
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? NO  
 \_\_\_\_\_  
 \_\_\_\_\_
12. Are there any trees or shrubs on the project site? YES, in landscape planters on north property line.  
 What types? Flowering cherry, Magnolia, Purple leaf Plum, Zelkova  
 Are any to be removed or transplanted? No  
 State the location of transplant site: \_\_\_\_\_  
 State the number & species to be removed: 0
13. Will the project affect the habitat of any endangered, threatened, or other special status species?  
NO  
 \_\_\_\_\_  
 \_\_\_\_\_
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? NO  
 \_\_\_\_\_
15. What type of equipment will be associated with the project during construction?  
Typical grading and compaction equipment for site preparation.  
 \_\_\_\_\_  
 During permanent operation? \_\_\_\_\_
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.  
Dust from grading activities which will be mitigated with water.  
 \_\_\_\_\_
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: No  
 \_\_\_\_\_
18. Will the project create any new light source, other than street lighting? If yes, describe below:  
EXTERIOR WALL WASHING LIGHTS PROPOSED.  
 \_\_\_\_\_
19. Is this property covered by a Williamson Act contract? NO  
 \_\_\_\_\_
20. Has this property ever been used for agricultural purposes? NO If so, for what purpose and when? \_\_\_\_\_
21. Does the project involve the use of routine transport or disposal of hazardous materials?  
NO  
 \_\_\_\_\_
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? NO  
 \_\_\_\_\_
23. How close is the nearest school? 0.4 miles. The Goddard School  
 \_\_\_\_\_

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)  
 Size of new structure(s) or addition in gross square feet: 93,460  
 Building height measured from ground to highest point in feet: 24'-0"  
 Number of floors/stories: 2  
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: 40-45 ft flag pole  
 Project site coverage: Building 93,460 sq.ft. 12 %  
 Landscaping 22,923 sq.ft. 3 %  
 Paving 461,395 sq.ft. 60 %  
 Exterior building materials: Stucco panel. Corrugated metal panel. Flat metal panel.  
 Exterior building colors: Sierra Tan. Slate Gray. Stone White  
 Wall and/or fencing material: Stucco panel. Corrugated metal. Aluminum Screening - Phoenix design  
 Total number of off-street parking spaces required: 4 Provided: 5  
 Total number of bicycle parking spaces: 5

25. Is there any exposed mechanical equipment associated with the project? Yes  
 Location and screening method On top of private garage. Architectural parapet screens equipment from exterior public view.

26. RESIDENTIAL PROJECTS

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

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

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

Type of use(s): Commercial  
 Oriented to: Regional \_\_\_\_\_ City \_\_\_\_\_ Neighborhood \_\_\_\_\_  
 Hours of operation: 8:30 a.m - 6:00 p.m  
 Total occupancy/Building capacity: 20  
 Gross floor area: 1,200 sf Number of fixed seats: \_\_\_\_\_  
 Number of employees (total): 1 Employees per shift: 1 Number of Shifts 1  
 Number of visitors/customers on site at busiest time (best estimate): 3  
 Other occupants (specify): \_\_\_\_\_

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? 1

29. Will the proposed use involve any toxic or hazardous material? NO  
 Is the project site within 2,000 feet of an identified hazardous/toxic site? NO  
 Is the project site within 2,000 feet of a school or hospital? YES. The Goddard School  
 If the project involves any hazardous material, explain: NO
- 
30. How many new residents is the project estimated to generate? 1
31. Will the project generate a demand for additional housing? NO
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? 210 per day
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? \_\_\_\_\_  
 If yes, explain NO
34. How close is the project to the nearest public park or recreation area? +/- 1,000 FT to Margaret Azevedo Park
35. What school districts will be affected by this project? Rocklin Unified School District
36. Describe energy-efficient features included in the project. \_\_\_\_\_  
Mechanical, electrical, and lighting systems.
- 
37. Describe how the following services or utilities will be provided:  
 Power and Natural Gas PG&E  
 Telephone AT&T  
 Water PCWA  
 Sewer SPMUD  
 Storm Drainage City of Rocklin  
 Solid Waste Recology cart pick up
- 
38. Will the project block any vista or view currently enjoyed by the public? NO
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? NO
40. Are there any archaeological features on the site? NO If so, will the project result in any impact to these features? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# FORT SUTTER COMPANY

## SELF STORAGE

1400 STANFORD RANCH ROAD.  
ROCKLIN, CA 95765



### PROJECT DIRECTORY

**OWNER:**  
FORT SUTTER COMPANY  
455 UNIVERSITY AVE. #275  
SACRAMENTO, CA 95825  
PHONE: (916) 483-1100  
CONTACT: Debra Fleiter  
EMAIL: debrafleiter@fortsutterco.com

**ARCHITECT:**  
DOMUM  
6532 LONETREE BLVD. SUITE 102  
ROCKLIN, CA 95765  
PHONE: (888) 352-2721  
CONTACT: Tim Alatorre  
EMAIL: tim@domum.design

**CIVIL ENGINEER:**  
TSD ENGINEERING, INC.  
785 ORCHARD DRIVE, SUITE #110  
FOLSOM, CA 95630  
PHONE: (916) 608-0707  
CONTACT: Casey Feickert  
EMAIL: cfeickert@tsdeng.com

**LANDSCAPE ARCHITECT:**  
YAMASAKI LANDSCAPE ARCHITECTURE  
1223 HIGH STREET  
AUBURN, CA 95603  
PHONE: (530) 885-0040  
CONTACT: Jeff Ambrosia  
EMAIL: www.yamasaki-la.com

**MEP:**  
GMEP ENGINEERS  
26439 RANCHO PKWY S., SUITE 120  
LAKE FOREST, CA 92630  
PHONE: (877) 375-0936  
CONTACT: Gary Zhou  
EMAIL: gzhou@gmepe.com

### INDEX OF DRAWINGS

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AE3 FACADE ELEVATIONS  
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AE6 PERSPECTIVE VIEWS  
AE7 DETAILS

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GP-2 GRADING PLAN 2  
GP-3 TYP SECTIONS  
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**08 - LANDSCAPE**  
L1.1 PLANTING PLAN

### PROJECT INFORMATION

**PROJECT SUMMARY:**  
NEW SELF STORAGE FACILITY WITH NEW OFFICE AND MANAGER'S UNIT

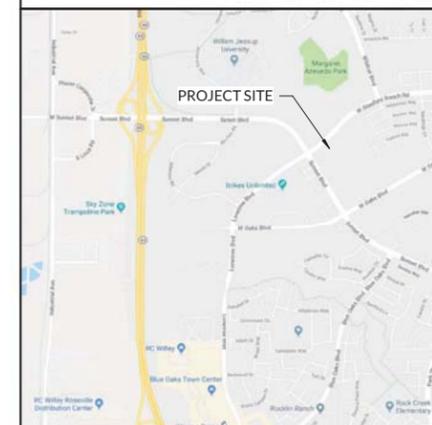
SITE AREA: 486,343 SF (11.16 AC)  
OCCUPANCY: S-1 (STORAGE)  
B (OFFICE),  
R-3 (RESIDENCE)  
CONSTRUCTION TYPE: TYPE II-B/V  
FIRE SPRINKLERS: YES  
NUMBER OF STORIES: TWO (2)  
BLDG. HEIGHT: 24'-0"

STORAGE F.A.R.  
93,460/486,343 = 19%

### AREA SUMMARY

BUSINESS	
GARAGE	600 SF
OFFICE	1,200 SF
	1,800 SF
RESIDENCE	
MANAGER UNIT	1,280 SF
	1,280 SF
STORAGE	
BUILDING A	3,500 SF
BUILDING B	13,430 SF
BUILDING C	6,400 SF
BUILDING D	14,630 SF
BUILDING F	7,450 SF
BUILDING G	7,530 SF
BUILDING H	7,930 SF
BUILDING I	10,030 SF
BUILDING J	10,450 SF
BUILDING K	12,120 SF
	93,460 SF
Grand total	96,530 SF

### VICINITY MAP



info@domum.design 888-352-ARC1  
6532 Lonetree Blvd. Suite 102, Rocklin, CA 95765

# FORT SUTTER COMPANY SELF STORAGE

1400 STANFORD RANCH  
ROAD.  
ROCKLIN, CA 95765  
APN: 017-081-025-000

Proj. No: 2017.331  
Drawn By:  
Reviewed By:

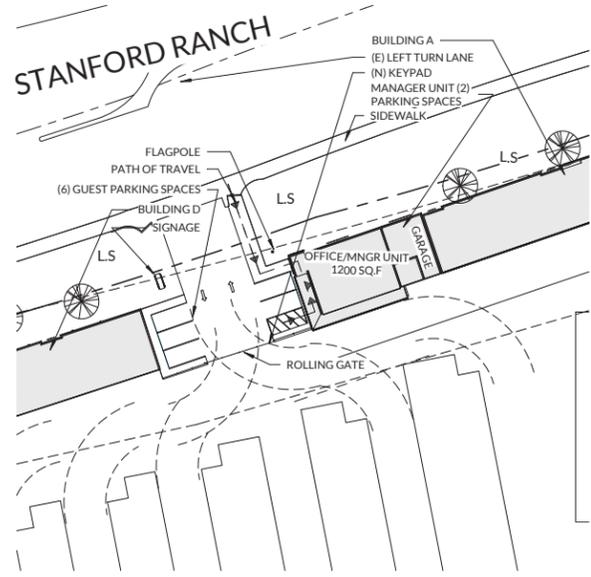


Issue/Revision Schedule:  
No. Date Description  
11/07/16 PLANNING

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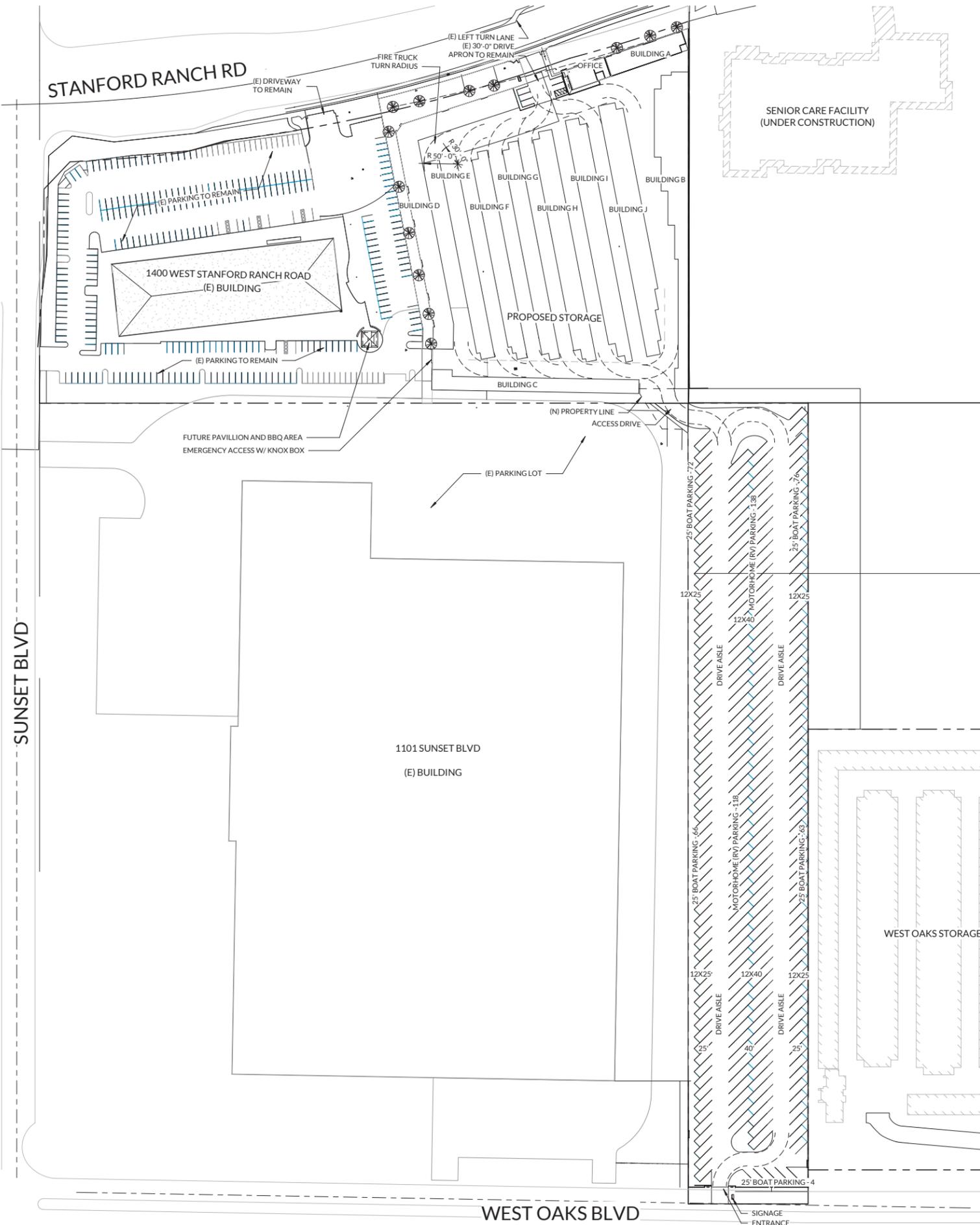
COVER SHEET

AEO



**2 ENLARGED ENTRANCE**  
SCALE: 1" = 40'-0"

**1 ARCHITECTURAL SITE**  
SCALE: 1" = 80'-0"



**PARKING DATA**

**OFFICE BUILDING**

EXISTING PARKING			
Name	Phase Created	Phase Demolished	Count
9' X 18' (8' AISLE)	Existing	None	8
8' X 16'	Existing	None	34
9' X 18'	Existing	New Construction	86
<b>GRAND TOTAL</b>			<b>128</b>

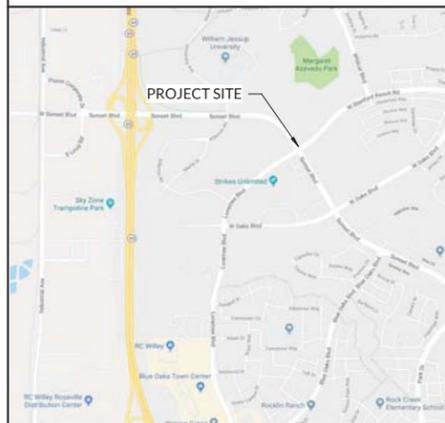
PROPOSED PARKING			
Name	Phase Created	Count	
<b>OFFICE BLDG.</b>			
9' X 18' (8' AISLE)	Existing	8	
8' X 16'	Existing	34	
9' X 16'	New Construction	285	
<b>BUSINESS</b>			
9' X 18' (8' AISLE)	New Construction	1	
9' X 18'	New Construction	4	
RV			
12' X 25'	New Construction	133	
12' X 40'	New Construction	118	
<b>GRAND TOTAL</b>		<b>583</b>	

**STORAGE FACILITY**

PROPOSED PARKING (STORAGE)	
Name	Count
<b>BUSINESS</b>	
9' X 18' (8' AISLE)	1
9' X 18'	4
RV	
12' X 25'	133
12' X 40'	118
<b>GRAND TOTAL</b>	<b>256</b>

RV PARKING LAYOUT 30 deg

**VICINITY MAP**



info@domum.design 888-352-ARC1  
6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

**FORT SUTTER COMPANY**  
**SELF STORAGE**

1400 STANFORD RANCH ROAD,  
ROCKLIN, CA 95765  
APN: 017-081-025-000

Proj. No: 2017.331  
Drawn By:  
Reviewed By:

Issue / Revision Schedule:	Description
No.	Date

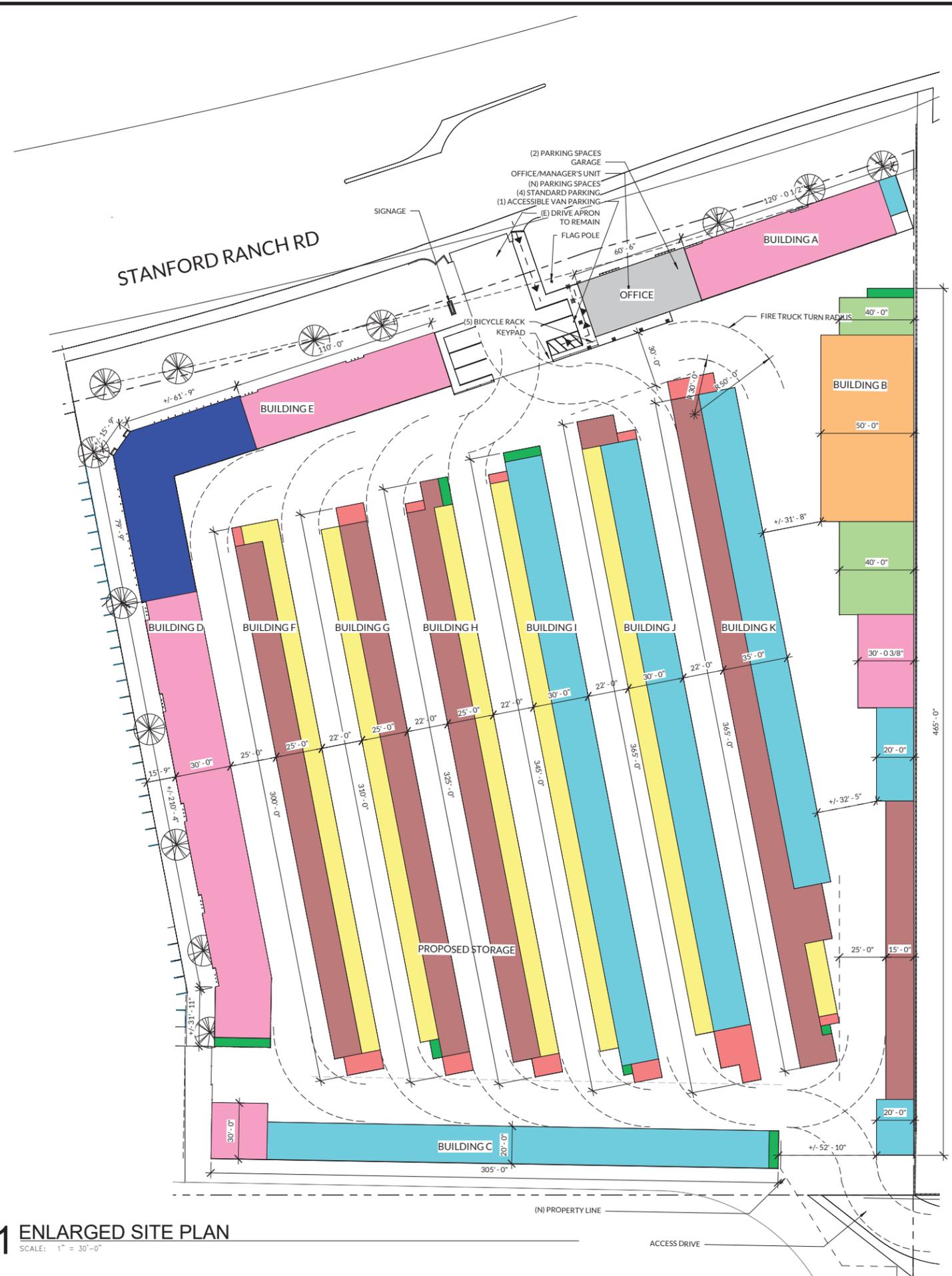
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**CONCEPTUAL SITE PLAN**

**AE1**

Z:\Active\2017.330 - Fort Sutter - Stanford Ranch Storage\CAD\17.0925 - Praxis - StanfordRanch.rvt

Z:\Active\2017.330 - Fort Sutter - Stanford Ranch Storage\CAD\17.0925 - Praxis - StanfordRanch.rvt



**1 ENLARGED SITE PLAN**  
SCALE: 1" = 30'-0"

**BUILDING AREAS**

<b>BUSINESS</b>	
GARAGE	600 SF
OFFICE	1,200 SF
	1,800 SF
<b>RESIDENCE</b>	
MANAGER UNIT	1,280 SF
	1,280 SF
<b>STORAGE</b>	
BUILDING A	3,500 SF
BUILDING B	13,430 SF
BUILDING C	6,400 SF
BUILDING D	14,630 SF
BUILDING F	7,450 SF
BUILDING G	7,530 SF
BUILDING H	7,930 SF
BUILDING I	10,030 SF
BUILDING J	10,450 SF
BUILDING K	12,120 SF
	93,460 SF
Grand total	96,530 SF

**UNIT SCHEDULE**

UNIT MIX				
NAME	UNIT AREA	AREA	UNIT COUNT	% OF UNITS
5 x 5	25 SF	650 SF	26	2%
5 x 10	50 SF	1,900 SF	38	5%
10 x 10	100 SF	15,400 SF	154	5%
10 x 15	150 SF	21,900 SF	146	11%
10 x 20	200 SF	25,600 SF	128	11%
10 x 30	300 SF	16,200 SF	54	12%
20 x 40	800 SF	2,800 SF	3	13%
20 x 50	1,000 SF	5,000 SF	5	8%
S. UNIT		3,960 SF	5	33%
GRAND TOTAL		93,410 SF	559	100%

PARCEL  
204,660 SF      4.70 A.C

SITE/ STORAGE RATIO  
93,460 SF / 204,660 SF = 46% COVERAGE

**UNIT SCHEDULE**

UNIT LEGEND	UNIT AREA	
<span style="color: green;">■</span> 5 x 5	25 SF	
<span style="color: red;">■</span> 5 x 10	50 SF	
<span style="color: yellow;">■</span> 10 x 10	100 SF	
<span style="color: brown;">■</span> 10 x 15	150 SF	
<span style="color: cyan;">■</span> 10 x 20	200 SF	
<span style="color: magenta;">■</span> 10 x 30	300 SF	
<span style="color: lightgreen;">■</span> 20 x 40	800 SF	
<span style="color: orange;">■</span> 20 x 50	1000 SF	
<span style="color: blue;">■</span> VARIES	VARIES	STORAGE GARAGE UNITS



info@domum.design      888-352-ARC1  
6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

**FORT SUTTER COMPANY**  
**SELF STORAGE**

1400 STANFORD RANCH ROAD,  
ROCKLIN, CA 95765  
APN: 017-081-025-000

Proj. No: 2017.331  
Drawn By:  
Reviewed By:

Issue / Revision Schedule:	No.	Date	Description

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**ENLARGED SITE PLAN**

**AE2**

**FORT SUTTER COMPANY  
SELF STORAGE**

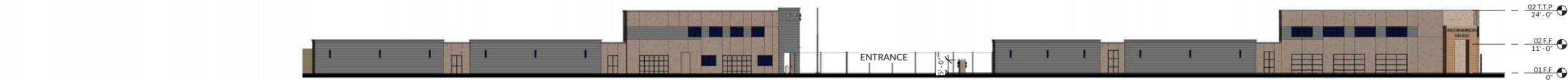
Proj. No: 2017.331  
Drawn By:  
Reviewed By:

Issue / Revision Schedule:	Description
No.	Date

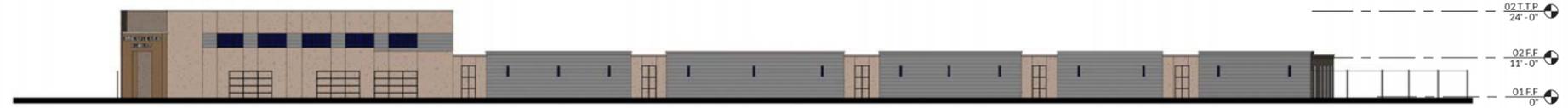
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**FACADE ELEVATIONS**

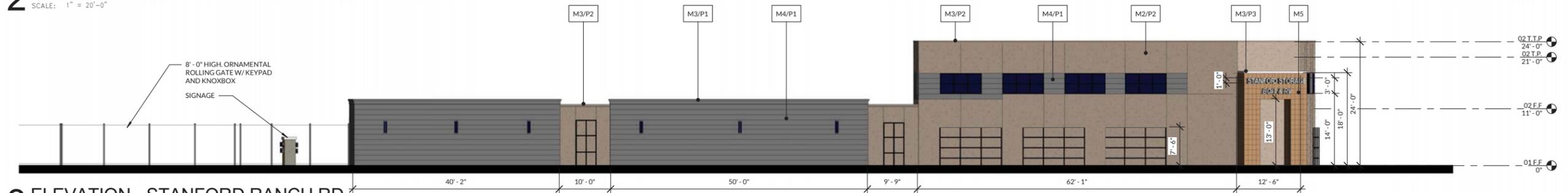
**AE3**



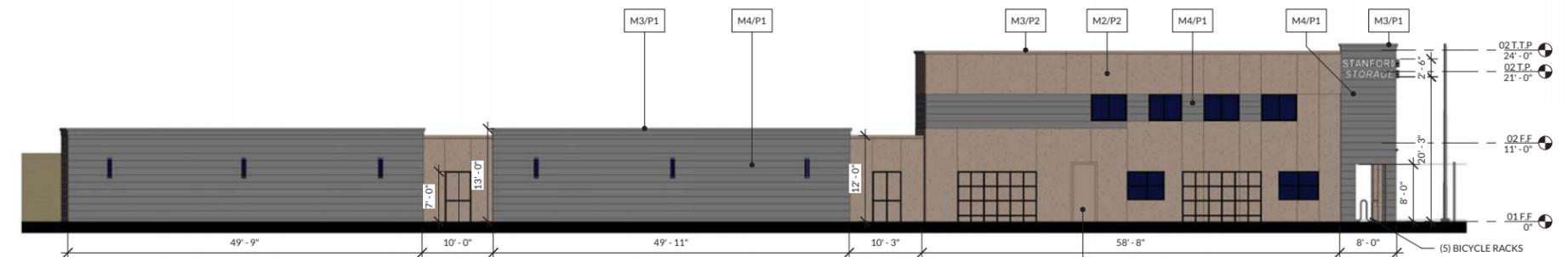
**1 ELEVATION - STANFORD RANCH RD - OVERALL**  
SCALE: 1" = 20'-0"



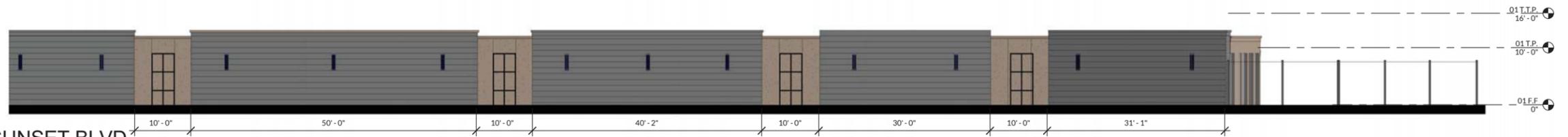
**2 ELEVATION - SUNSET BLVD - OVERALL**  
SCALE: 1" = 20'-0"



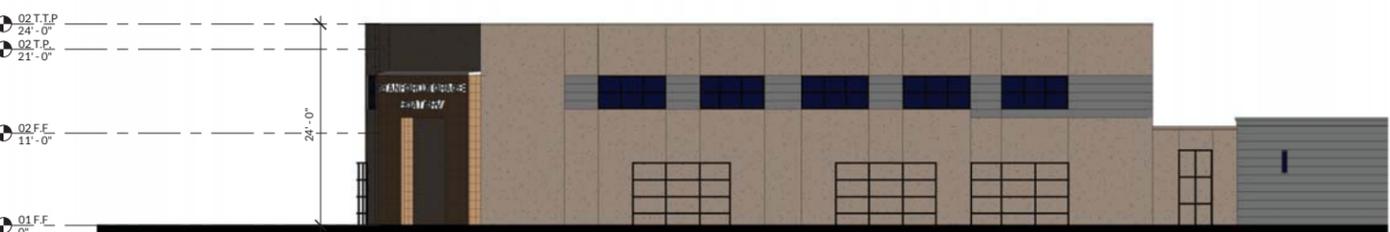
**3 ELEVATION - STANFORD RANCH RD.**  
SCALE: 1" = 10'-0"



**4 ELEVATION - STANFORD RANCH RD. (CONT.)**  
SCALE: 1" = 10'-0"



**5 ELEVATION - SUNSET BLVD**  
SCALE: 1" = 10'-0"



**6 ELEVATION - SUNSET BLVD (CONT)**  
SCALE: 1" = 10'-0"

COLORS & MATERIALS			
M1	METAL ROOFING - DISCOUNT METAL PANELS	P1	- DISCOUNT METAL PANELS - SLATE GRAY
M2	STUCCO PANEL - DISCOUNT METAL PANELS	P2	- DISCOUNT METAL PANELS - SIERRA TAN
M3	METAL TRIM - DISCOUNT METAL PANELS	P3	- DISCOUNT METAL PANELS - STONE WHITE
M4	CORRAGATED WALLS - DISCOUNT METAL PANELS		
M5	SLATE TILE		

**FORT SUTTER COMPANY  
SELF STORAGE**

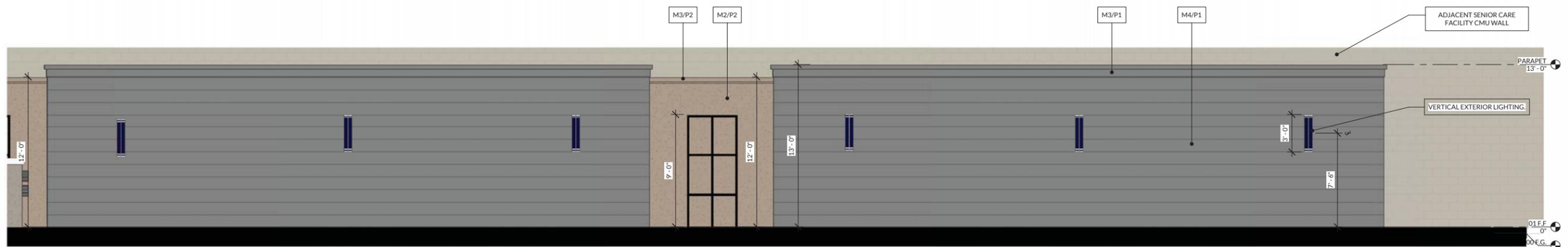
Proj. No: 2017.331  
Drawn By:  
Reviewed By:

Issue / Revision Schedule:	Description
No.	Date

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**EXTERIOR  
ELEVATIONS**

**AE4**



**1 ELEVATION - WEST OAKS**  
SCALE: 1/4" = 1'-0"



**2 ELEVATION - WEST OAKS - ENTRANCE**  
SCALE: 1/4" = 1'-0"



**3 ELEVATION - BLDG. A TYP.**  
SCALE: 1/4" = 1'-0"

**COLORS & MATERIALS**

<b>M1</b> METAL ROOFING - DISCOUNT METAL PANELS	<b>P1</b> - DISCOUNT METAL PANELS - SLATE GRAY
<b>M2</b> STUCCO PANEL - DISCOUNT METAL PANELS	<b>P2</b> - DISCOUNT METAL PANELS - SIERRA TAN
<b>M3</b> METAL TRIM - DISCOUNT METAL PANELS	<b>P3</b> - DISCOUNT METAL PANELS - STONE WHITE
<b>M4</b> CORRAGATED WALLS - DISCOUNT METAL PANELS	
<b>M5</b> SLATE TILE	

**FORT SUTTER COMPANY  
SELF STORAGE**

Proj. No: 2017.331  
Drawn By:  
Reviewed By:

Issue / Revision Schedule	Date	Description
No.		

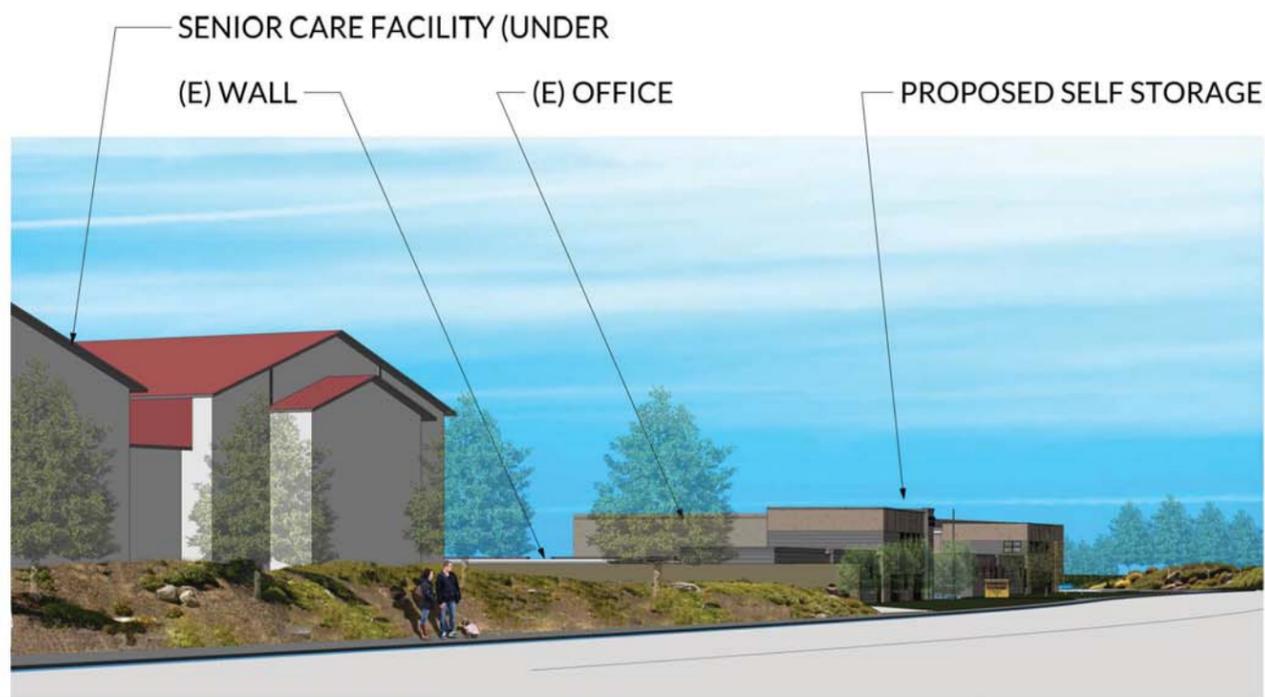
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**PERSPECTIVE VIEWS**

**AE5**



**1** STANFORD RANCH ROAD (EASTBOUND)



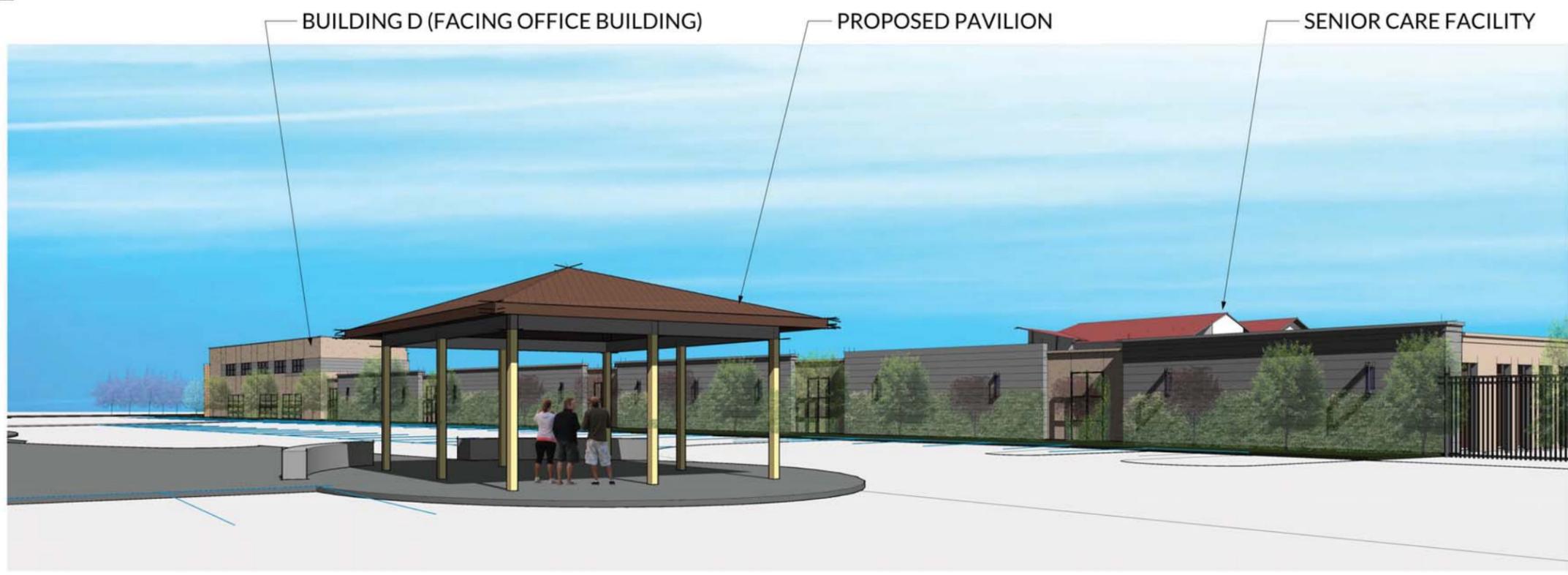
**2** STANFORD RANCH ROAD (WESTBOUND)



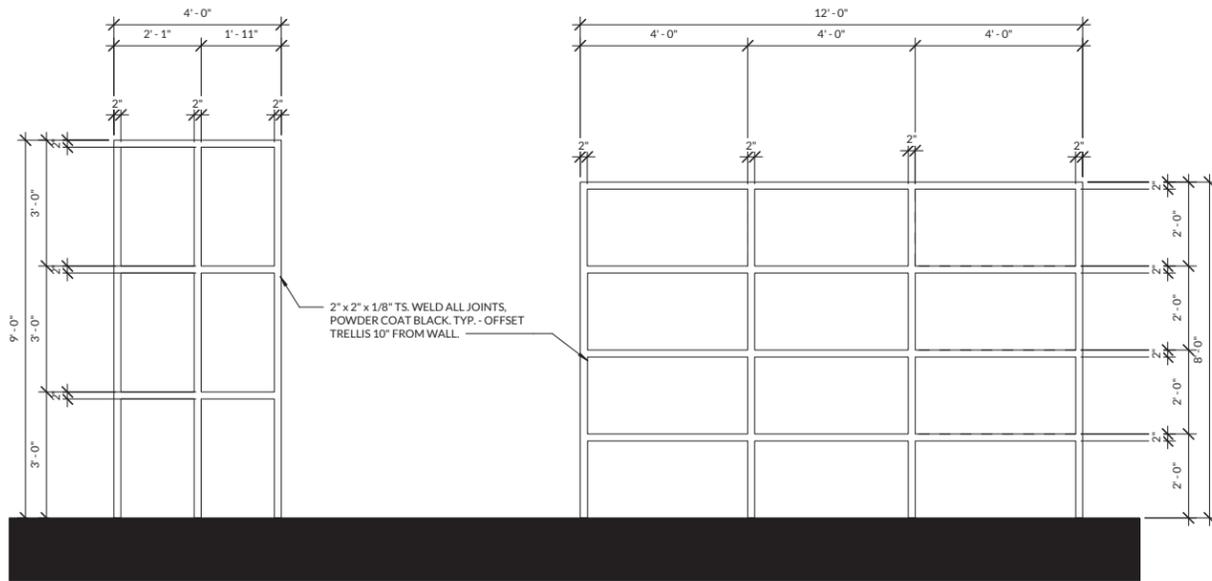
**3** PERSPECTIVE - 2ND LEVEL OFFICE VIEW



**1** STANFORD RANCH ROAD ( ENTRANCE)

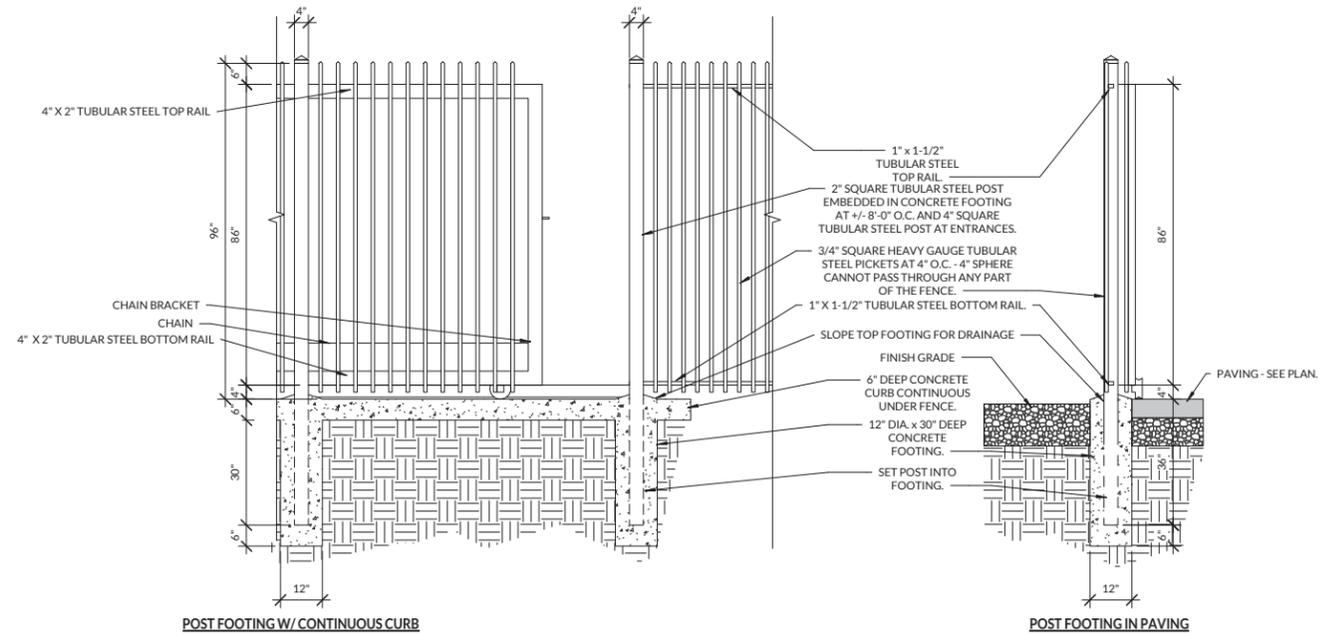


**2** PROPOSED PAVILION @ OFFICE BUILDING



### 3 RECTANGULAR TRELLIS

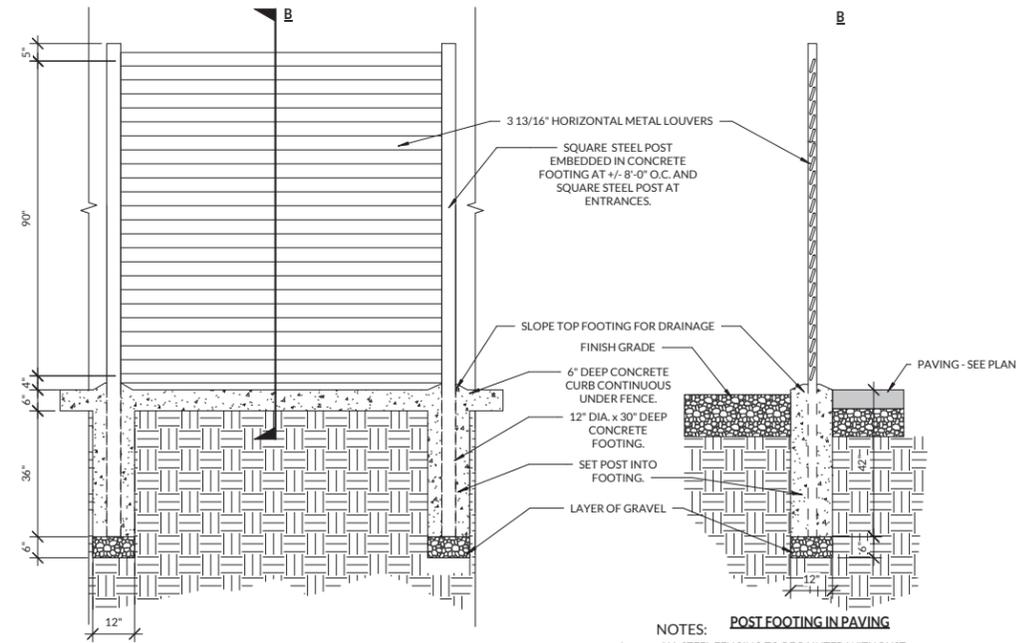
SCALE: 1/2" = 1'-0"



### 1 FENCING DETAIL - ORNAMENTAL ROLLING GATE

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

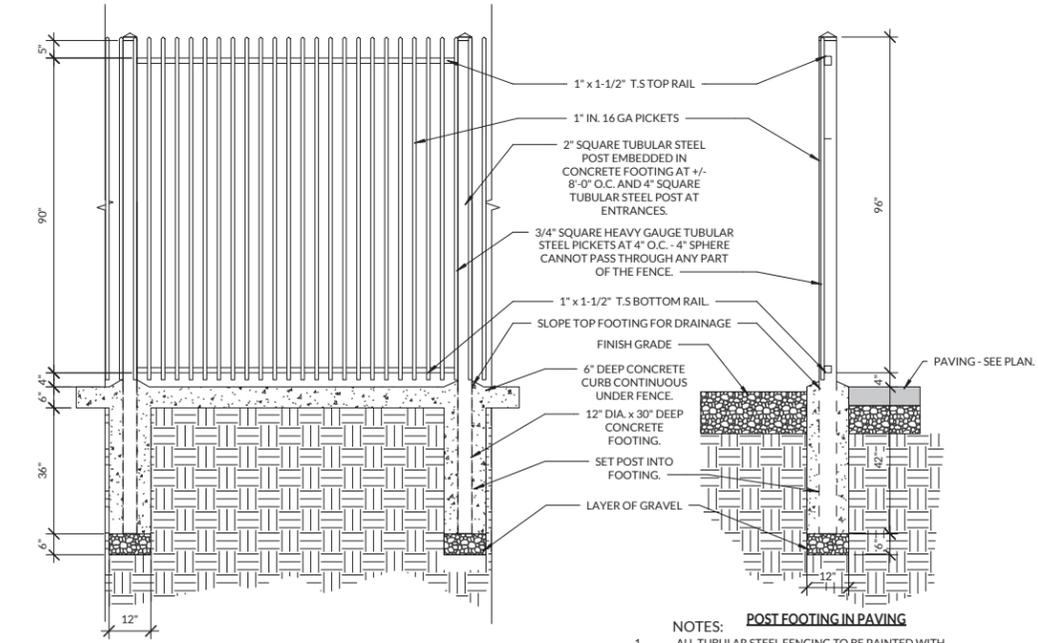
- NOTES:**
- ALL TUBULAR STEEL FENCING TO BE PAINTED WITH RUST-RESISTANT SEMI-GLOSS PAINT. COLOR AND FINISH TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
  - ALL WELDS TO BE GROUND SMOOTH.
  - FENCE IS TO BE INDEPENDENT WITH NO BOLTS OR ATTACHMENT TO BUILDINGS UNLESS SPECIFICALLY SHOWN ON DETAILS AND APPROVED BY OWNER.
  - FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.



### 4 FENCING DETAIL - METAL SCREENING

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

- NOTES: POST FOOTING IN PAVING**
- ALL STEEL FENCING TO BE PAINTED WITH RUST-RESISTANT SEMI-GLOSS PAINT. COLOR AND FINISH TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
  - FENCE IS TO BE INDEPENDENT WITH NO BOLTS OR ATTACHMENT TO BUILDINGS UNLESS SPECIFICALLY SHOWN ON DETAILS AND APPROVED BY OWNER.
  - FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.



### 2 FENCING DETAIL - ORNAMENTAL

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

- NOTES: POST FOOTING IN PAVING**
- ALL TUBULAR STEEL FENCING TO BE PAINTED WITH RUST-RESISTANT SEMI-GLOSS PAINT. COLOR AND FINISH TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
  - FENCE IS TO BE INDEPENDENT WITH NO BOLTS OR ATTACHMENT TO BUILDINGS UNLESS SPECIFICALLY SHOWN ON DETAILS AND APPROVED BY OWNER.
  - FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.



Issue / Revision Schedule:	No.	Date	Description

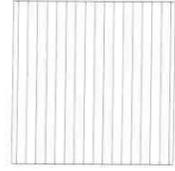
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DETAILS

AE7

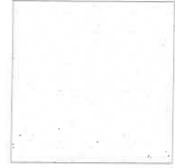
# COLORS & MATERIALS

M1



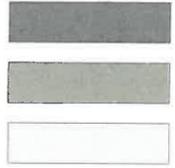
METAL ROOFING  
- DISCOUNT METAL PANELS

M2



STUCCO PANEL  
- DISCOUNT METAL PANELS

M3



METAL TRIM  
- DISCOUNT METAL PANELS

M4



CORRAGATED WALLS  
- DISCOUNT METAL PANELS

M5



SLATE TILE

P1



- DISCOUNT METAL PANELS  
- SLATE GRAY

P2



- DISCOUNT METAL PANELS  
- SIERRA TAN

P3



- DISCOUNT METAL PANELS  
- STONE WHITE

DOMUM

Info@domum.design 888-352-ARC1  
6532 Lonetree Blvd, Suite 102, Rocklin, CA 95765

**FORT SUTTER COMPANY**  
**SELF STORAGE**

1400 STANFORD RANCH  
ROAD,  
ROCKLIN, CA 95765  
APN: 017-081-025-000

Proj No: 2017.331  
Drawn By:  
Reviewed By:

Issue / Revision Schedule:  
No. Date Description

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MATERIAL BOARD

AE8

RECEIVED  
MAR 23 2018  
BY: GS





# PRELIMINARY SITE PLAN ROCKLIN SELF STORAGE

1420 WEST STANFORD RANCH RD

### PROJECT INFORMATION

**OWNER**  
1400 STANFORD RANCH PROPERTIES  
P.O. BOX 235646  
SACRAMENTO, CA 95865-5646  
ATTN:

**DEVELOPER/APPLICANT**  
FORT SUTTER COMPANY  
P.O. BOX 235646  
SACRAMENTO, CA 95865  
ATTN: DEBRA FLETTER  
916-483-1100  
debrafletter@fortsutterco.com

**PLANNER/ENGINEER**  
TSD ENGINEERING, INC  
785 ORCHARD DRIVE, SUITE 110  
FOLSOM, CA 95630  
ATTN: CASEY FEICKERT  
916-608-0707 x 103  
cfeickert@tsdeng.com

**ARCHITECT**  
DOMUM  
6532 LONETREE BLVD, SUITE 102  
ROCKLIN, CA 95765  
ATTN: CARTER INTHAVONG  
888-352-2721 x103  
carter@domum.design

**ASSESSORS PARCEL NO**  
017-081-025-000

LOT AREA		
BUILDING	+2.15 AC (93,444 SF)	47.4%
ASPHALT PAVEMENT	+0.00 AC (31 SF)	0.0%
CONCRETE PAVEMENT	+2.03 AC (88,361 SF)	44.7%
LANDSCAPE	+0.13 AC (5,544 SF)	3.3%
CONCRETE PARKING	+0.06 AC (2,478 SF)	1.3%
OTHER CONCRETE	+0.00 AC (183 SF)	0.0%
OTHER	+0.15 AC (6,676 SF)	3.3%
<b>TOTAL</b>	<b>+4.54 AC (197,712 SF)</b>	<b>100%</b>

LOT 'A' - +4.54 AC  
LOT 'B' - +4.20 AC  
TOTAL - +9.24 AC

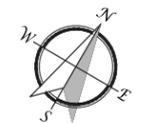
**ZONING**  
EXISTING - PD-C (PLANNED DEVELOPMENT COMMERCIAL)

**GENERAL PLAN**  
EXISTING - RC (RETAIL COMMERCIAL)

**PROPERTY DESCRIPTION**  
ADDRESS: 1400 WEST STANFORD RANCH RD  
ROCKLIN, CA 95677  
PLACER COUNTY  
APN: 017-086-001-000  
PROPERTY AREA: +9.200 AC (+400,751 SF) NET

### FLOOD ZONE

ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NO. 06061C0413F, DATED JUNE 8, 1998.



scale: 1"=40'



PRELIMINARY SITE PLAN  
NOVEMBER 15, 2017

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

SEE SHEET SP-1

APN: 378-010-006  
SUNSET WEST STANFORD RANCH  
OWNERS ASSOCIATION

MATCH LINE SEE THIS SHEET

PARCEL 56  
LOT "B"  
±4.54 AC

APN: 017-086-002  
SR 95-EP VENTURES LLC

WEST OAKS BLVD

PARCEL 56  
LOT "A"  
±4.70 AC

MATCH LINE SEE THIS SHEET

1

SP-1

# CONCEPTUAL GRADING & DRAINAGE ROCKLIN SELF STORAGE

1400 WEST STANFORD RANCH RD  
APN: 17-086-001

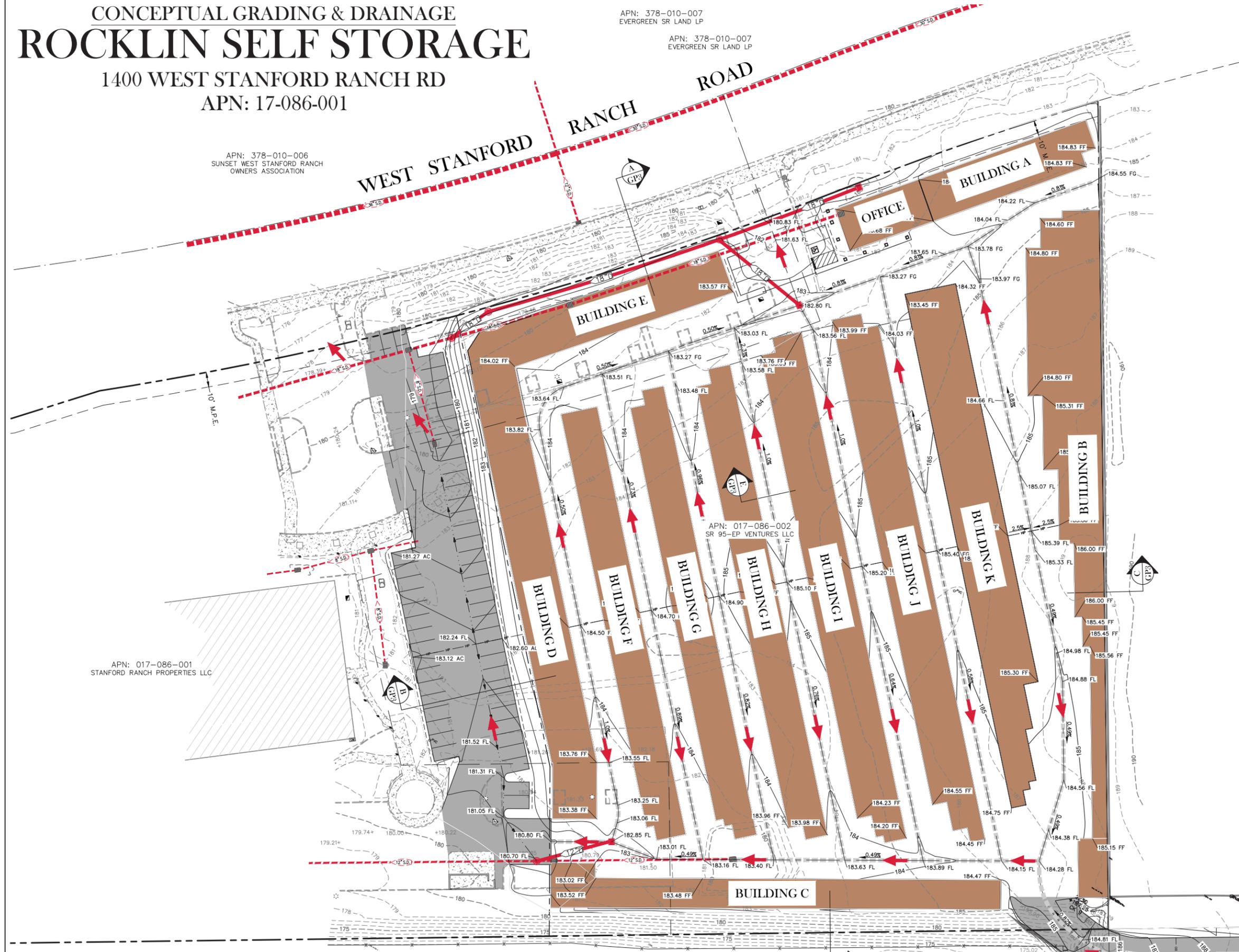
APN: 378-010-006  
SUNSET WEST STANFORD RANCH  
OWNERS ASSOCIATION

APN: 378-010-007  
EVERGREEN SR LAND LP

APN: 378-010-007  
EVERGREEN SR LAND LP

**EARTHWORK CALCULATIONS:**  
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)  
CUT: ±11734 CU.YD.  
FILL: ±7536 CU.YD.  
NET: ±4198 CU.YD. (CUT)  
PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE EXCESS/BORROW EARTHEN MATERIAL SHALL BE IMPORTED/DEPOSITED. IF THE BORROW/DEPOSIT SITE IS WITHIN THE CITY OF ROCKLIN, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THE EXPORTED MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

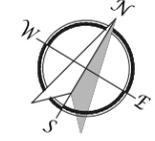
DESCRIPTION	LEGEND	
	PROPOSED	EXISTING
DESIGN ELEVATION	151.00 FL	(98.0) FF
CONTOUR	130	130
STORM DRAIN	18" D	18" D
MANHOLE	●	●
DROP INLET	■	■
WATER QUALITY DEVICE	▬▬▬	▬▬▬
GRADE BREAK	▬▬▬	▬▬▬
OVERLAND RELEASE	➔	
LANDSCAPE FLOW DIRECTION	➔	➔
SWALE FLOWLINE	▬▬▬	▬▬▬



APN: 017-086-001  
STANFORD RANCH PROPERTIES LLC

APN: 017-086-002  
SR 95-EP VENTURES LLC

APN: 017-086-009  
UNITED NATURAL FOODS



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

CONCEPTUAL GRADING AND  
DRAINAGE PLAN  
JANUARY 8, 2018

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

SEE SHEET GP2

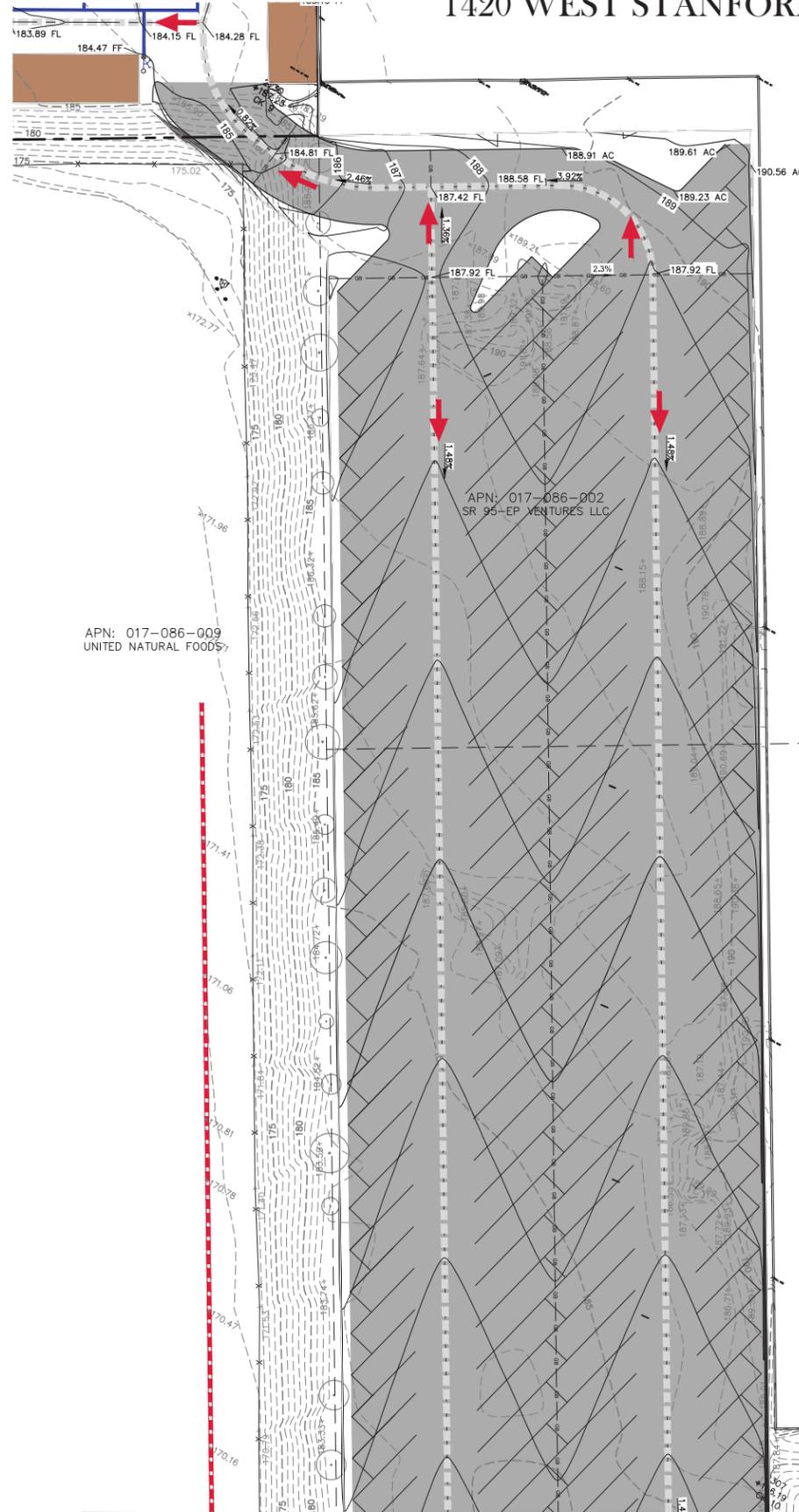
1 □ □ □

GP-1

P:\Projects\281-006\02\_DWG\08- Planning\10\ Preliminary Grading Plan.dwg, TSD-Station16, 14:37:21, 02-21-18

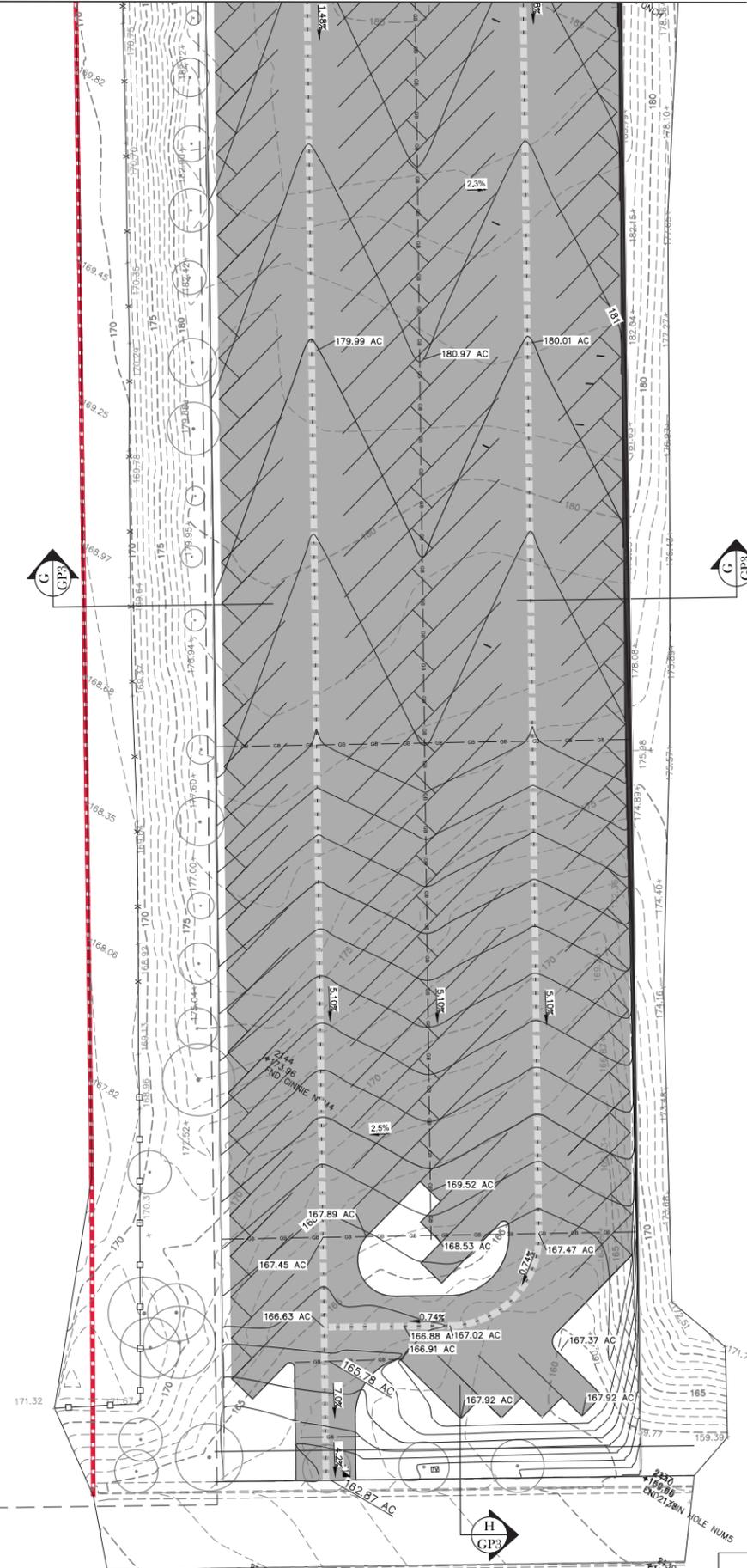
# PRELIMINARY GRADING & DRAINAGE ROCKLIN SELF STORAGE 1420 WEST STANFORD RANCH RD

SEE SHEET 1



MATCH LINE SEE THIS SHEET

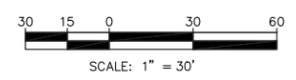
MATCH LINE SEE THIS SHEET



WEST OAKS BLVD

**EARTHWORK CALCULATIONS:**  
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)  
CUT: ±11734 CU.YD.  
FILL: ±7535 CU.YD.  
NET: ±4198 CU.YD. (CUT)  
PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE EXCESS/BORROW EARTHEN MATERIAL SHALL BE IMPORTED/DEPOSITED. IF THE BORROW/DEPOSIT SITE IS WITHIN THE CITY OF ROCKLIN, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THE EXPORTED MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

DESCRIPTION	LEGEND	
	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	— 130 —	- - 130 - -
STORM DRAIN	— 12.0 —	- - 12.0 - -
MANHOLE	●	○
DROP INLET	■	□
WATER QUALITY DEVICE	⊙	⊙
GRADE BREAK	≡≡≡	≡≡≡
OVERLAND RELEASE	➔	➔
LANDSCAPE FLOW DIRECTION	➔	➔
SWALE FLOWLINE	— — —	— — —
ADA PATH OF TRAVEL	— — —	— — —



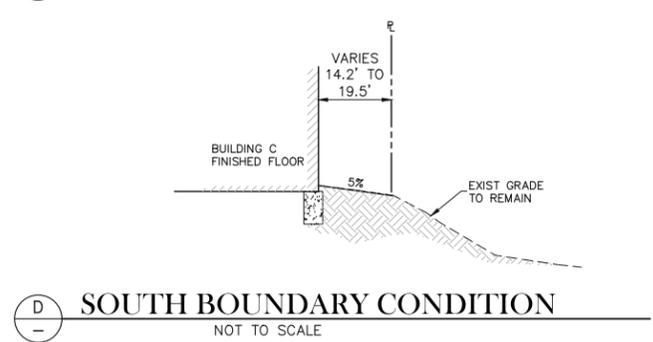
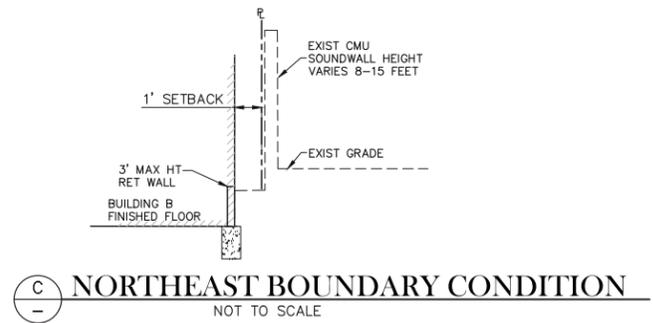
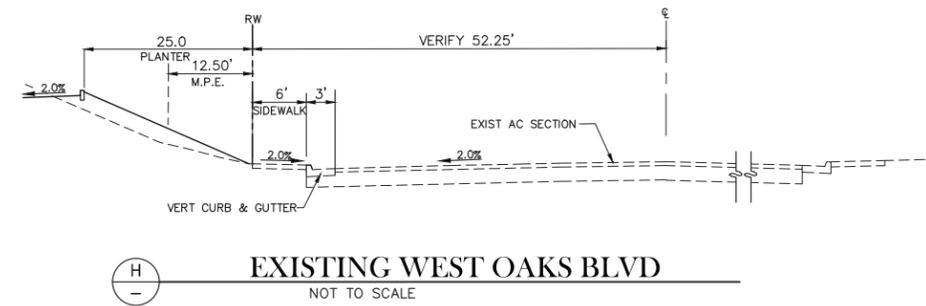
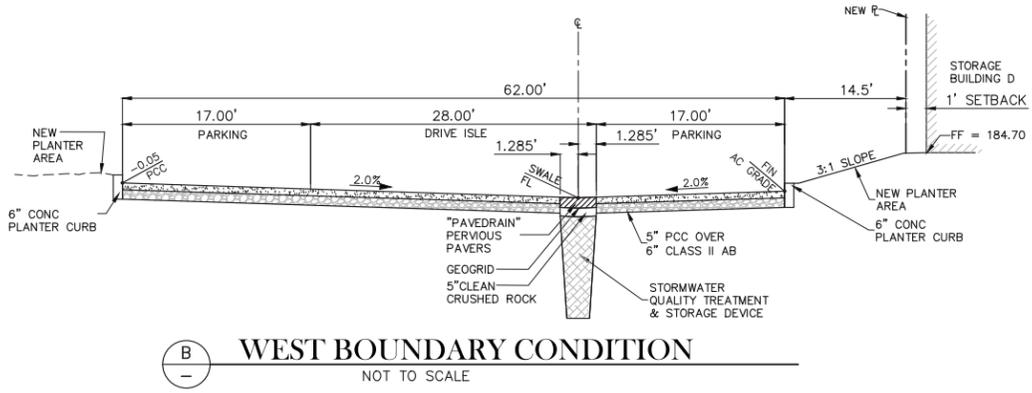
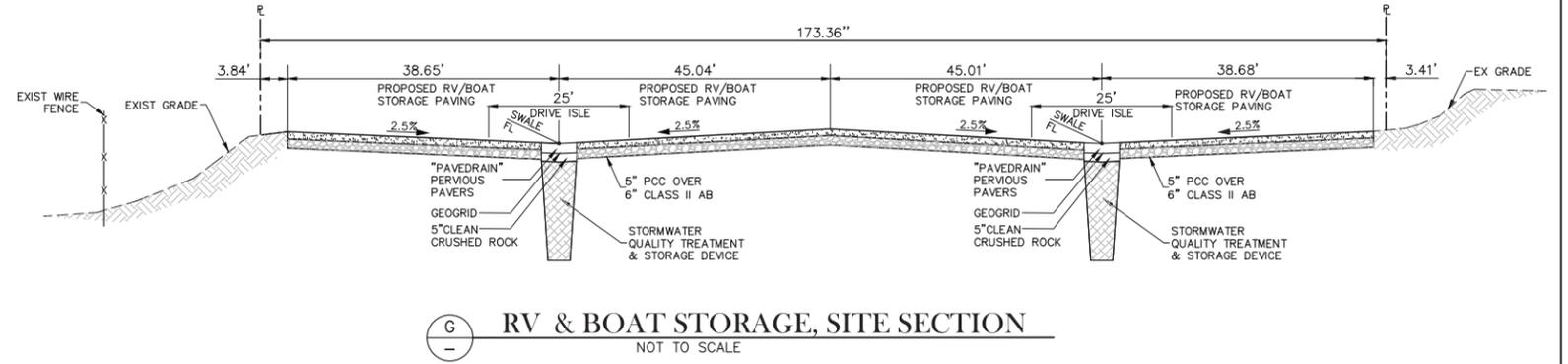
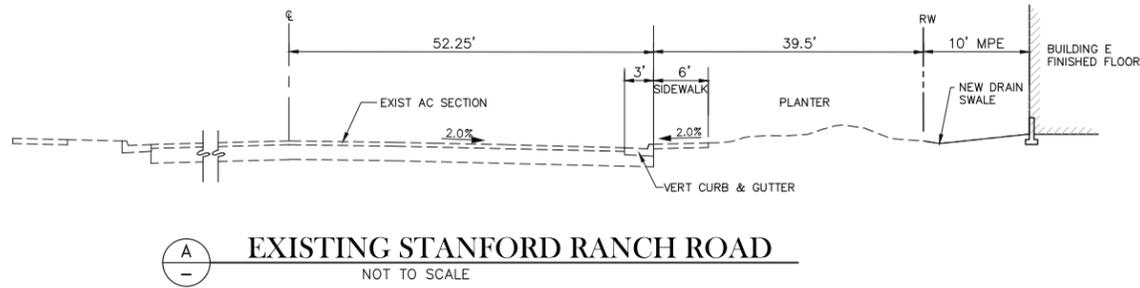
PRELIMINARY GRADING AND DRAINAGE PLAN  
FEBRUARY 21, 2018

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

2

GP-2

TYPICAL SECTIONS FOR:  
**ROCKLIN SELF STORAGE**  
 1420 WEST STANFORD RANCH RD

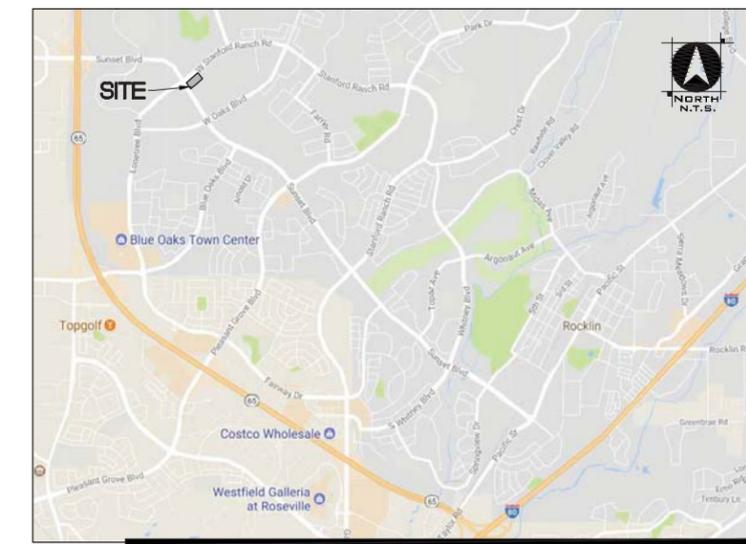
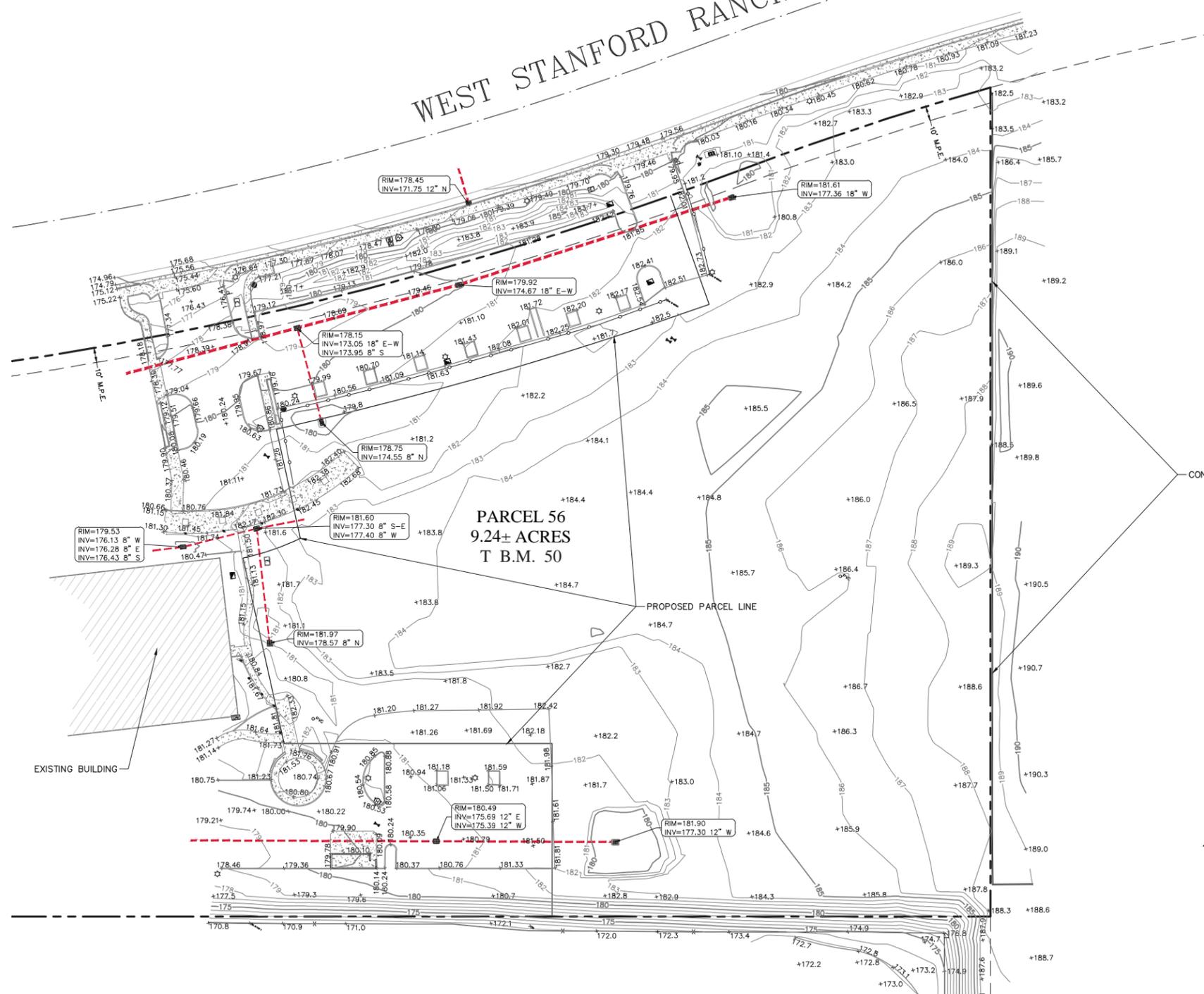


TYPICAL SECTIONS  
 JANUARY 8, 2018

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

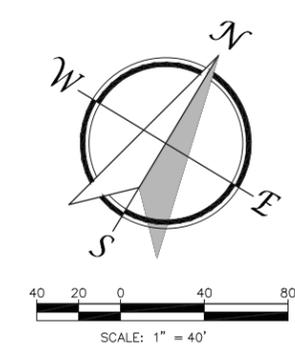
GP-□

WEST STANFORD RANCH RD.



VICINITY MAP  
NOT TO SCALE

LEGEND	
	GAS METER
	STORM DRAIN INLET
	BACK FLOW PREVENTOR
	FIRE HYDRANT
	WATER METER BOX
	ELECTRICAL BOX/VAULT
	COMMUNICATION RISER
	40" TALL LANDSCAPE LIGHTS
	LIGHT POLE
	STREET LIGHT BOX
	SANITARY SEWER CLEAN OUT
	WATER VALVE
	SIGN
	AREA DRAIN
	UTILITY STUB
	BOLLARD
	PROPERTY LINE
	EXISTING STORM DRAIN LINE APPROXIMATION
	M.P.E. (MULTI PURPOSE EASEMENT)
	CONCRETE



**BASIS OF ELEVATIONS:** THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF ROCKLIN BENCHMARK R10-6, BEING A 2" BRASS DISK IN A MONUMENT WELL WITH A PUNCH MARK AND "R.C.E. 24178" STAMPED ON IT AT THE INTERSECTION OF IROQUOIS RD. AND SIOUX ST., HAVING AN ELEVATION OF 171.23' (NVD29).

**BASIS OF BEARINGS:** THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THAT OF THE SUBDIVISION MAP ENTITLED "STANFORD RANCH, PHASE IV-UNIT 2", FILED IN BOOK T OF MAPS AT PAGE 50 IN THE PLACER COUNTY RECORDER'S OFFICE OCTOBER, 1995.

LOT 1  
23 P.M. 69

TOPOGRAPHIC SURVEY  
PORTION OF PARCEL 56  
BOOK T OF MAPS PAGE 50  
CITY OF ROCKLIN  
COUNTY OF PLACER  
STATE OF CALIFORNIA

Scale: 1"=40' Date: SEPTEMBER 2017 Revised:  
P:\Projects\281-006\02 DWG\A- Survey\MASTER\281-006T.dwg, 09-08-17

JOB #281-006

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

# PRELIMINARY UTILITY PLAN ROCKLIN SELF STORAGE

1420 WEST STANFORD RANCH RD  
ROCKLIN, CALIFORNIA  
APN: 17-086-001

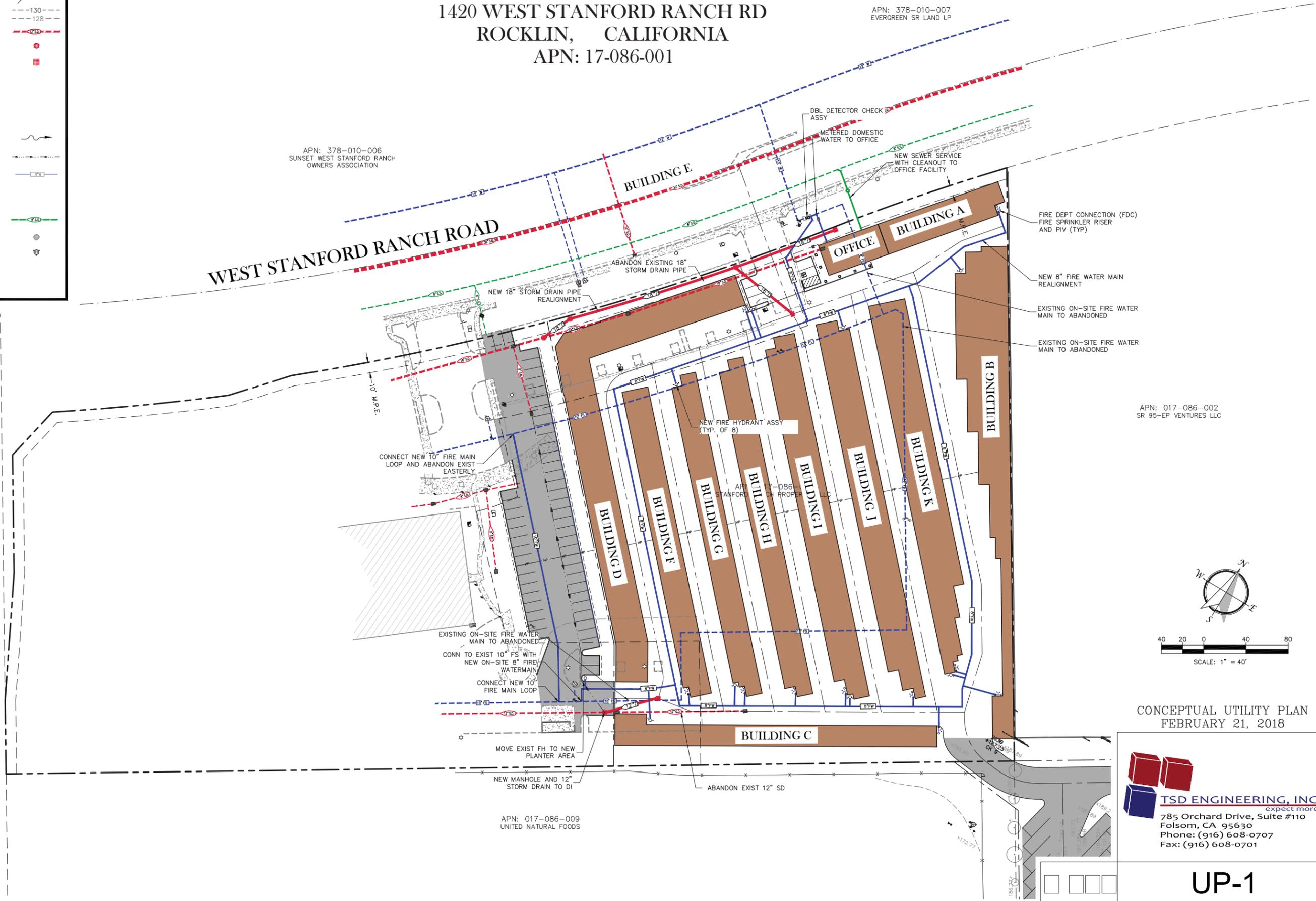
APN: 378-010-007  
EVERGREEN SR LAND LP

APN: 378-010-006  
SUNSET WEST STANFORD RANCH  
OWNERS ASSOCIATION

APN: 017-086-002  
SR 95-EP VENTURES LLC

APN: 017-086-009  
UNITED NATURAL FOODS

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130 128	130 128
STORM DRAIN		
MANHOLE		
DROP INLET		
WATER QUALITY DEVICE		
GRADE BREAK		
OVERLAND RELEASE		
LANDSCAPE FLOW DIRECTION		
SWALE FLOWLINE		
WATER		
FIRE SERVICE		
FIRE WATER		
SEWER		
SEWER MANHOLE		
FIRE HYDRANT		
METER & RP		
FIRE DEPARTMENT CONNECTION		



CONCEPTUAL UTILITY PLAN  
FEBRUARY 21, 2018

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