



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: January 5, 2021

Project Name and Requested Approvals:

TRACTOR SUPPLY CO. (LONETREE)
DESIGN REVIEW, DR2021-0001
CONDITIONAL USE PERMIT, U2021-0001

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 approximately 22,000 square foot farm and home supply retail store including an enclosed outdoor storage and display area, a greenhouse, and open display areas. The Design Review includes a 4,000 square foot future pad building with drive-through, as well as parking, landscaping, and associated hardscape.

Location:

The subject site is located at 5651 Lonetree Boulevard and four adjacent parcels, approximately 300 feet southwest of the intersection of Lonetree Boulevard and Sunset Boulevard. APNs 017-284-026, -027, -028, -029, and -030.

Existing Land Use Designations:

The property is zoned Planned Development Business Professional/Commercial (PD-BP/C).
The General Plan designation is Retail Commercial (RC).

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

Compliance with the California Environmental Quality Act:

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

Applicant & Property Owner:

The applicant is Joe Verceles with California Gold Development Corp. The property owners are Les Schwab/LS Inv Prop, LLC and Eureka Development Company, 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\2021\03 - Tractor Supply (Lonetree)\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: Tractor Supply

LOCATION: 5651 Lonetree Blvd.

ASSESSOR'S PARCEL NUMBERS: 017-284-026-000

DATE OF APPLICATION (STAFF): _____ **RECEIVED BY (STAFF INITIALS):** _____

FILE NUMBERS (STAFF): _____ **FEES:** \$22,980.00

RECEIPT NO.: _____

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: 12-9-20 Comments Sent

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

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: <u>N/A</u> | <input checked="" type="checkbox"/> Tentative Subdivision Map (SD)
Fee: <u>N/A</u> | <input checked="" type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval – New Bldg) Fee:
<input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee:
<input type="checkbox"/> Major (CC Approval) Fee: |
| <input type="checkbox"/> BARRO Zone Application (BZ)
Fee: | <input checked="" type="checkbox"/> Rezone (Reclassification) (Z)
Fee: <u>N/A</u> | <input type="checkbox"/> Variance (V)
Fee: |
| <input checked="" type="checkbox"/> General Development Plan (PDG)
Fee: <u>N/A</u> | <input checked="" type="checkbox"/> Tentative Parcel Map (DL)
Fee: <u>N/A</u> | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee:
City Council Fee: |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: <u>\$17,347.00</u> | <input checked="" type="checkbox"/> Design Review (DR)
Commercial Fee:
Residential Fee:
Signs Fee: | <input type="checkbox"/> Modification to Approved Projects
Fee: _____ |

File Number

Environmental Requirements: (STAFF)

- ☐ Exempt -
☐ Negative Declaration -

- ☒ Mitigated Negative Declaration – \$5,633.00
☐ EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u> X </u> RC	Acres: <u> 3.83 </u>	<u> X </u> Pub. Sewer	<u> X </u> Pub. Sewer
Proposed: _____	Square Feet: <u> 166,772 </u>	_____ Septic Sewer	_____ Septic Sewer
Zoning:	Dimensions: _____	<u> X </u> Pub. Water	<u> X </u> Pub. Water
Existing: <u> X </u> PD-C	No. of Units: <u> 2 </u>	_____ Well Water	_____ Well Water
Proposed: _____	Building Size: <u> 22,136 </u>	<u> X </u> Electricity	<u> X </u> Electricity
	Proposed Parking: <u> 88+27 </u>	<u> X </u> Gas	<u> X </u> Gas
	Required Parking: <u> 88+24 </u>	<u> X </u> Cable	<u> X </u> Cable
	Access: <u> Lonetree & Sunset </u>		

PROJECT REQUEST: _____

New 22,136 sq' Tractor Supply Store with a 4,445 sq' Greenhouse and a 16,753 sq'
Outdoor Display Yard. Future 4,000 sq' QSR shell with single drive through Outparcel.

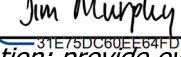
(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

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: Les Schwab: LS Inv Prop, LLCADDRESS: P.O. Box 5350CITY: Bend STATE: Oregon ZIP: 97708PHONE NUMBER: 541-416-5342EMAIL ADDRESS: david.r.gibson@lesschwab.com

FAX NUMBER: _____

DocuSigned by:

SIGNATURE OF OWNER  **Jim Murphy, Manager**
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)NAME OF APPLICANT
(If different than owner): California Gold Development Corp.CONTACT: Joe VercelesADDRESS 133 Old Wards Ferry Rd. Suite GCITY: Sonora STATE: CA ZIP: 95370PHONE NUMBER: 209-533-3333 Office, 209-770-320 Cell

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT  **Joe Verceles**
California Gold Development Corp.
Development Project Manager

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Eureka Development Company, LLCADDRESS: 1508 Eureka Road, Suite 175CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: _____

EMAIL ADDRESS: breddy@spenceent.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): California Gold Development Corp.CONTACT: Joe VercellesADDRESS 133 Old Wards Ferry Rd. Suite GCITY: Sonora STATE: CA ZIP: 95370PHONE NUMBER: 209-533-3333 Office, 209-770-0320 Cell

EMAIL ADDRESS: _____

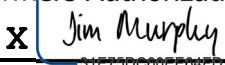
FAX NUMBER: _____

SIGNATURE OF APPLICANT

 Joe Vercelles
California Gold Development Corp.
Development Project Manager

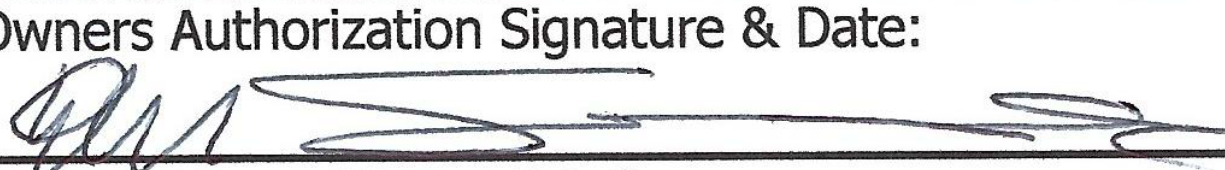
AGENT AUTHORIZATION FORM

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: Tractor Supply	
Location: 5651 Lonetree Blvd. Rocklin, CA 95765	
Assessors Parcel Number(s): 017-284-026-000	
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Conditional Use Permit and Administrative Approval	
Name of person and / or firm authorized to represent property owner (Please print): California Gold Development Corp.	
Address (Including City, State, and Zip Code): 133 Old Wards Ferry Rd. Suite G. Sonora, CA 95370	
Phone Number: 209-533-3333	
Fax Number:	
Email Address:	
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)	
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.	
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:	
Owners Authorization Signature & Date:  12.21.20	
Owners Name (Please Print): LS Inv Prop, LLC Jim Murphy, Manager	
Owners Address (Including City, State, and Zip Code): P.O. Box 5350 Bend, Oregon 97708	
Phone Number: 541-416-5342	
Email Address: david.r.gibson@lesschwab.com	

AGENT AUTHORIZATION FORM

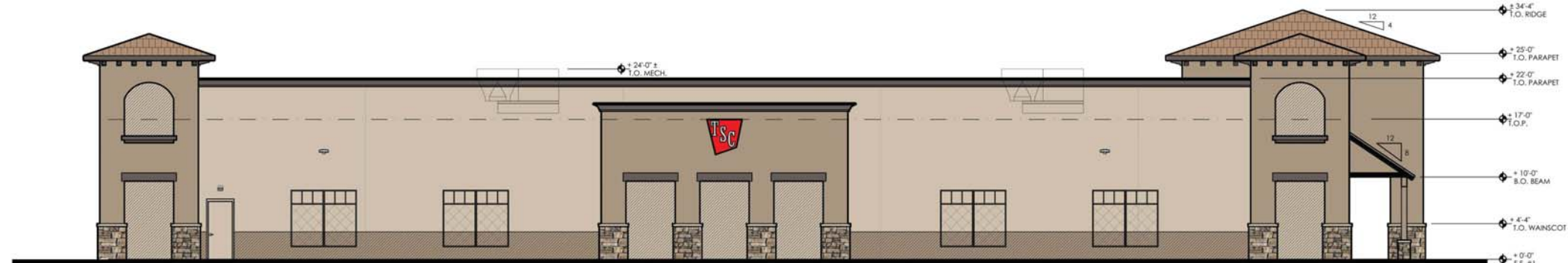
Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon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

Project Name: Tractor Supply
Location: Parcels 2,3,4 & 5 of Parcel Map "Sunset Lonetree Phase III"
Assessors Parcel Number(s): 017-284-027-000, 017-284-028-000, 017-284-029-000, 017-284-030-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Conditional Use Permit and Administrative Approval
Name of person and / or firm authorized to represent property owner (Please print): California Gold Development Corp.
Address (Including City, State, and Zip Code): 133 Old Wards Ferry Rd. Suite G. Sonora, CA 95370
Phone Number: 209-533-3333
Fax Number:
Email Address:
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:  1/4/21
Owners Name (Please Print): Eureka Development Company, LLC <i>Douglas M. Spence</i>
Owners Address (Including City, State, and Zip Code): 1508 Eureka Road, Suite 175 Roseville, CA 95661 <i>1508</i>
Phone Number: 916-791-6466
Email Address: breddy@spenceent.com



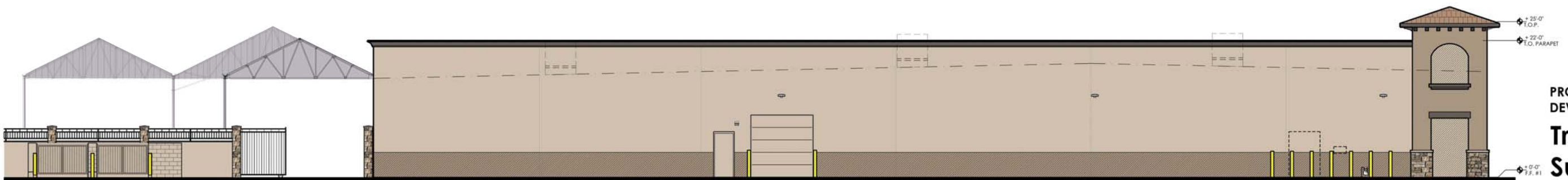
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

BODY COLOR: SHERWIN WILLIAMS: #7532 URBAN PUTTY	"MBCI" CORRUGATED / STANDING SEAM: GALVALUME PLUS	CANOPY / AWNING FRAME: # SW6258 TRICORN BLACK
SECONDARY COLOR: SHERWIN WILLIAMS: #7513 SANDERLING	STONE VENEER: EL DORADO STONE - CLIFFSTONE - MONTECITO	ROOFING: BORAL SAXONY 900 SHAKE - CHARLESTON
TRIM COLOR: SHERWIN WILLIAMS: #7505 MANOR HOUSE	LIGHT FIXTURES: ARCHITECTURAL BRONZE FINISH	

**PROPOSED NEW
DEVELOPMENT:**
**Tractor
Supply Co.**

Lone Tree Blvd.
Rocklin, CA.

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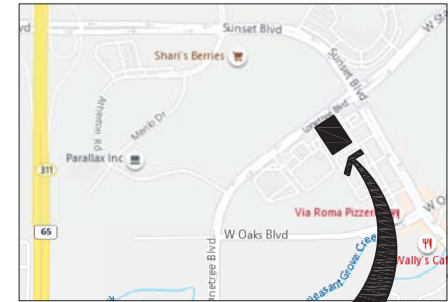
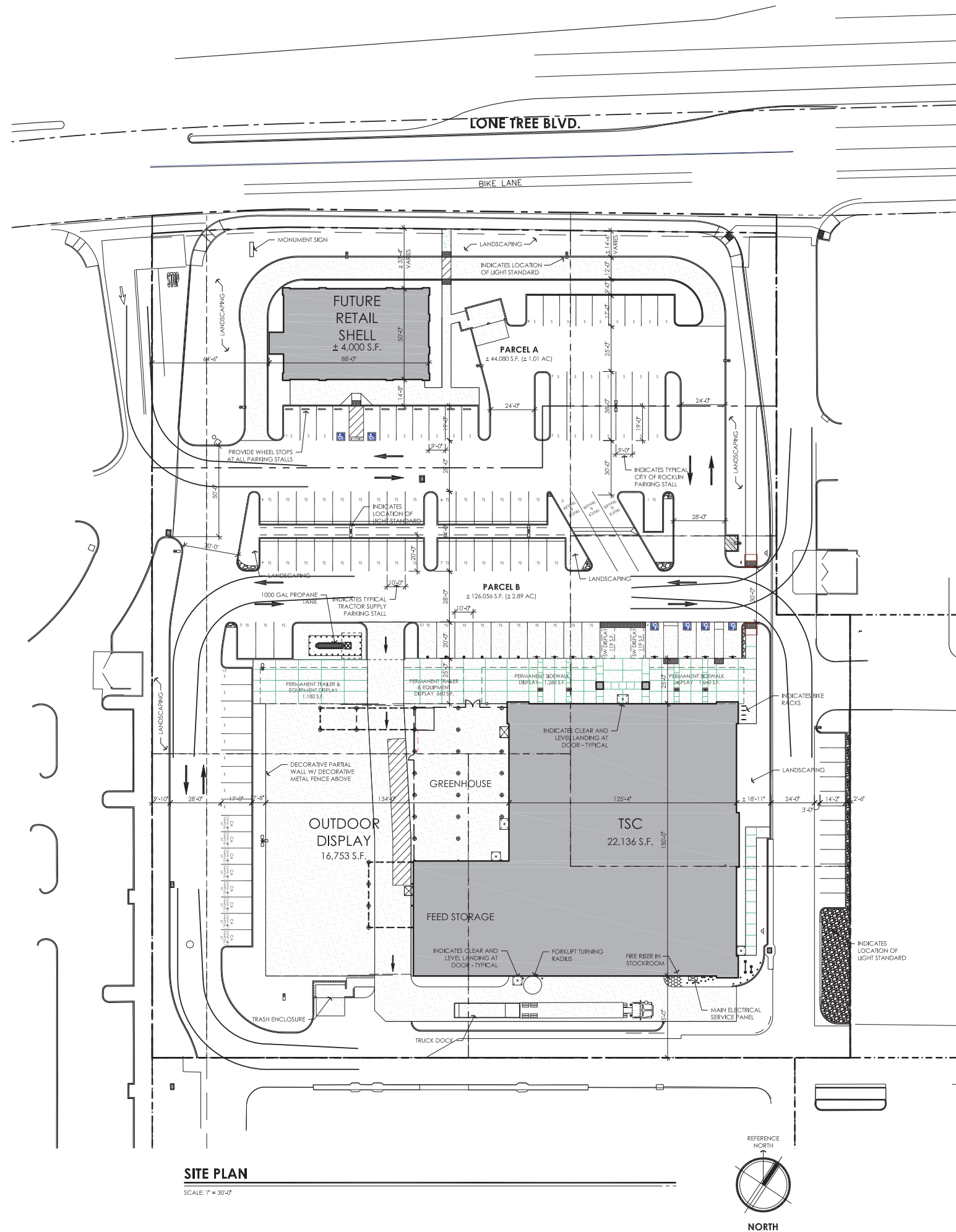
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fx. 209.577.0213

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SHEET:

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VICINITY MAP
LONE TREE BLVD
ROCKLIN, CA 95765

PROJECT TEAM

DEVELOPER:
CALIFORNIA GOLD DEVELOPMENT
CORPORATION
133 OLD WARDS FERRY ROAD
SONOMA, CA 95370
(209) 533-3333
CONTACT: SCOT PATTERSON

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

BUILDING/PARKING DATA

PARCEL A:	
RETAIL BUILDING	= 4,000 S.F.
RESTAURANT / FAST FOOD	= 2,000 S.F.
PARKING REQUIRED: RESTAURANT	= 16 STALLS
1 SPACE PER 3 SEATS (49 SEATS)	
RETAIL SPACE	= 2,000 S.F.
PARKING REQUIRED: RETAIL	= 8 STALLS
1 SPACE PER 250 SF	
TOTAL REQUIRED	= 24 STALLS
PARKING PROVIDED:	
CITY OF ROCKLIN STANDARD (S)	= 25 STALLS
HANDICAP	= 2 STALLS
TOTAL	= 27 STALLS
PARKING RATIO PROVIDED	= 1/148 S.F.

PARCEL B (TSC):	
RETAIL BUILDING	= 22,136 S.F.
PARKING REQUIRED: RETAIL	
1 SPACE PER 250 SF	= 88 STALLS
GREENHOUSE	= 4,445 S.F.
PARKING PROVIDED:	
TSC STANDARD (TS)	= 45 STALLS
CITY OF ROCKLIN STANDARD (S)	= 16 STALLS
COMPACT (CO)	= 12 STALLS
HANDICAP	= 4 STALLS
TRUCK & TRAILER	= 3 STALLS
CLEAN AIR/VAN POOL/EV	= 8 STALLS
TOTAL	= 88 STALLS
MOTORCYCLE PARKING	= 56 S.F.
PARKING RATIO PROVIDED	= 1/250 S.F.

DISPLAY AREAS

FENCED OUTDOOR DISPLAY	= 16,753 S.F.
PERMANENT SIDEWALK DISPLAY	= 2,538 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY	= 1,840 S.F.
TOTAL DISPLAY AREA	= 21,131 S.F.

PROPOSED NEW DEVELOPMENT:
Tractor Supply Co.

Lone Tree Blvd.
Rocklin, CA.

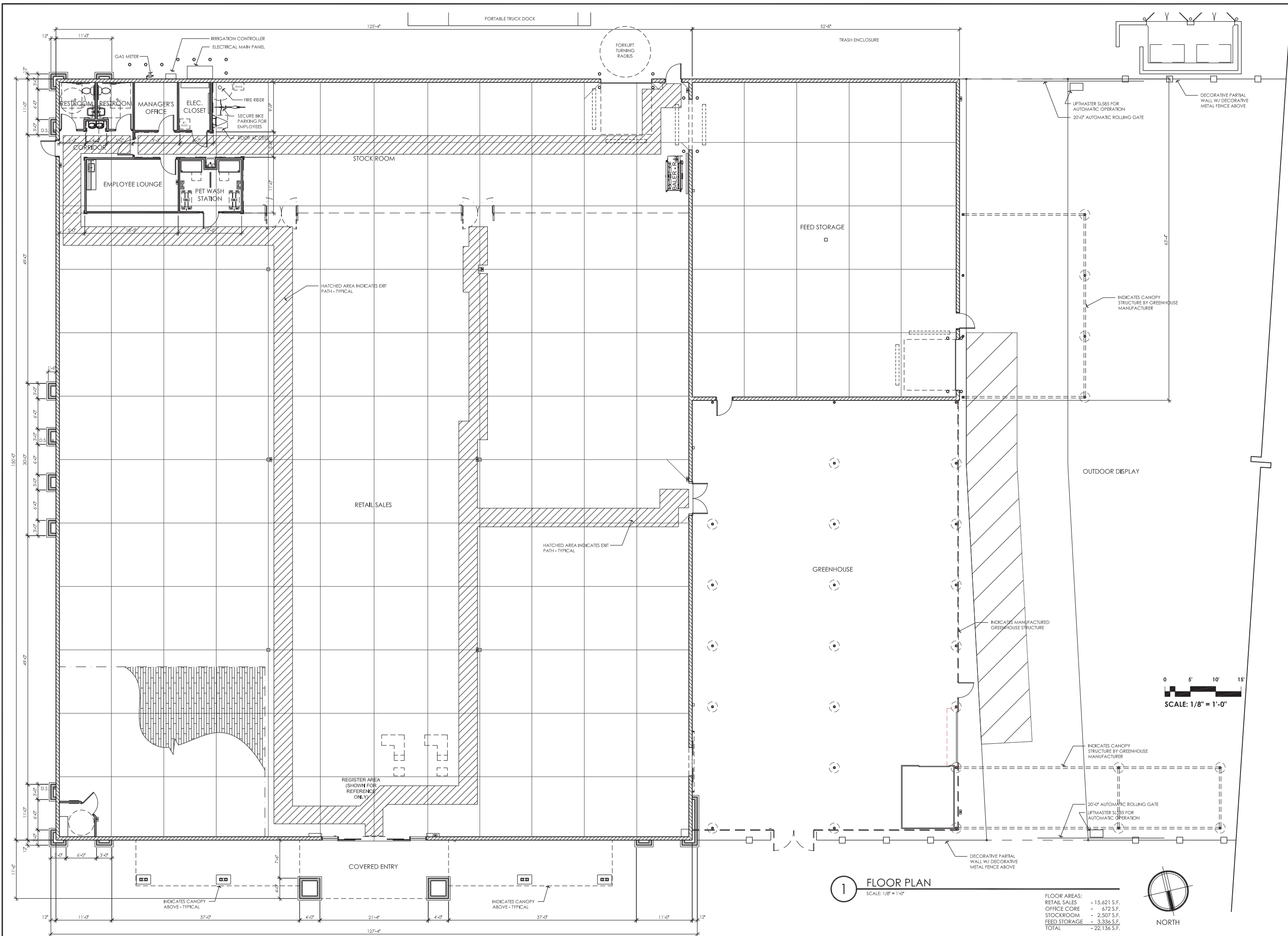
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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR AREAS:

RETAIL SALES	- 15,621 S.F.
OFFICE CORE	- 672 S.F.
STOCKROOM	- 2,507 S.F.
FEED STORAGE	- 3,336 S.F.
TOTAL	- 22,136 S.F.

GREENHOUSE - 4,445 S.F.

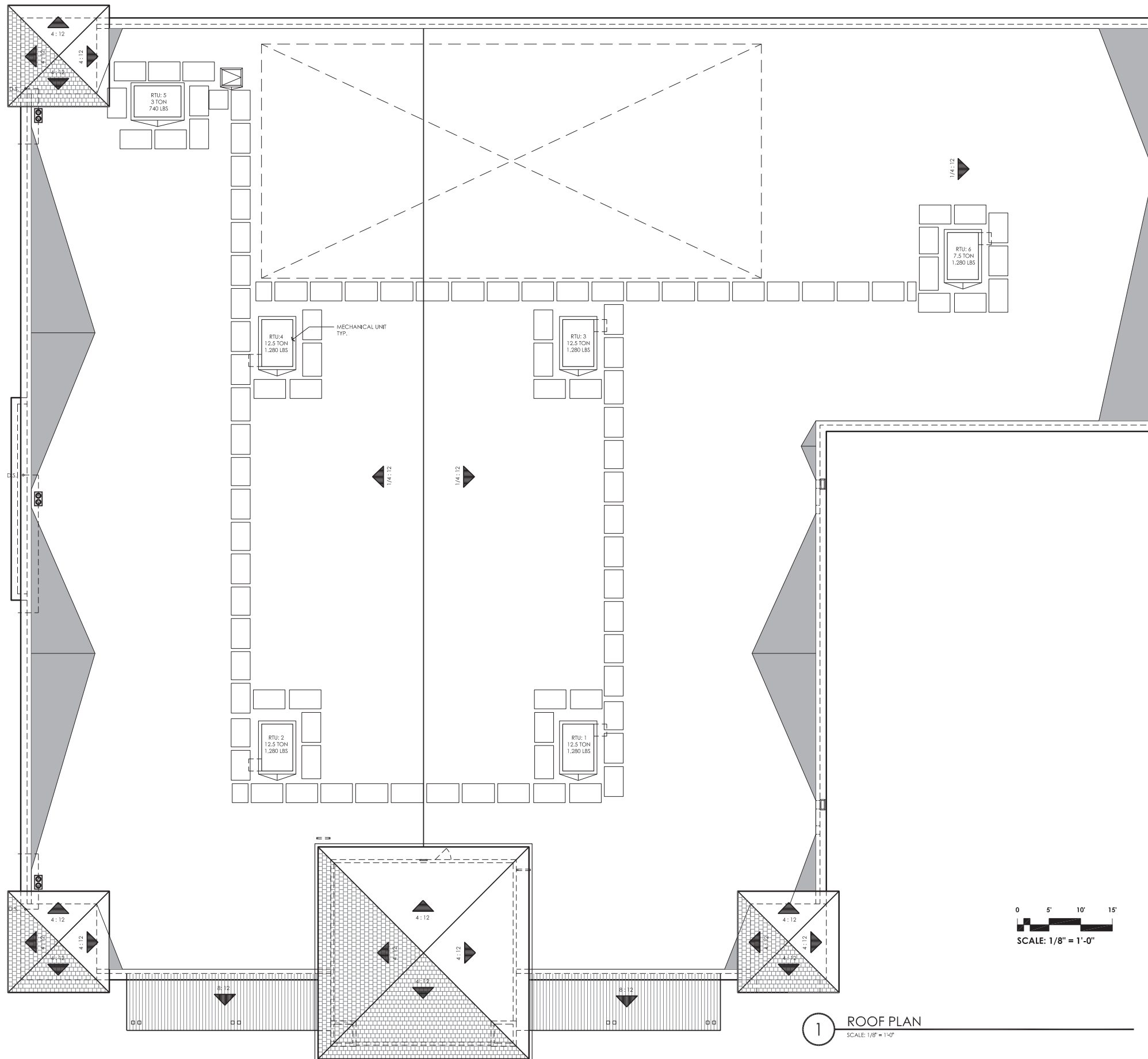
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Tractor Supply Co.
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PROPOSED NEW
DEVELOPMENT:

Tractor Supply Co.

Lone Tree Blvd.
Rocklin, CA.

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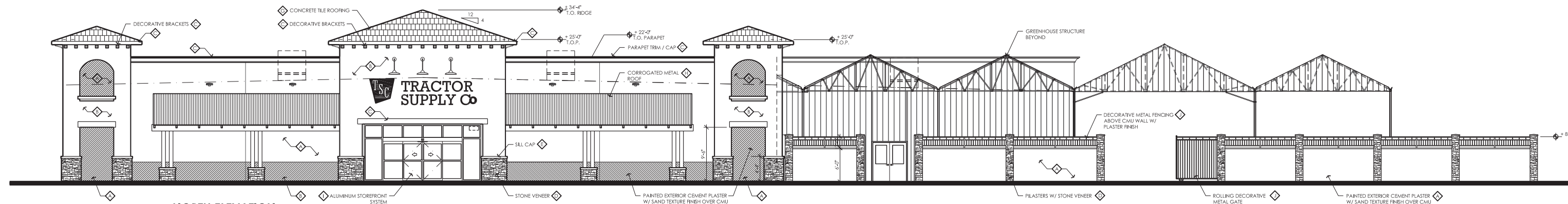
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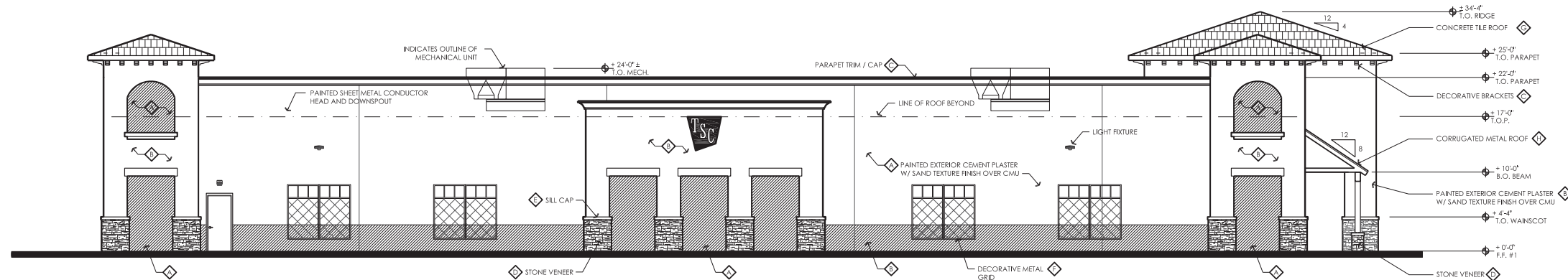
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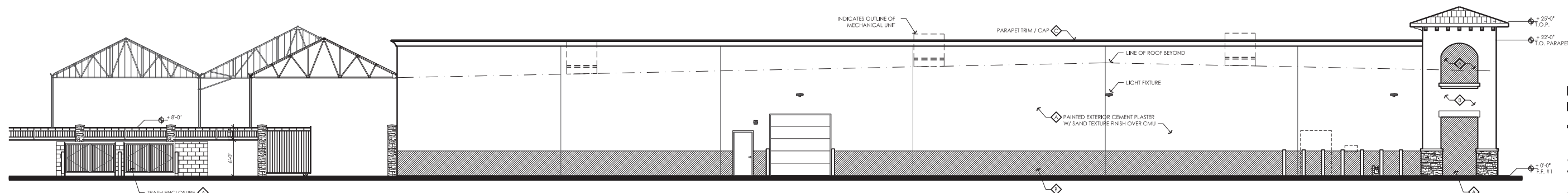
NORTH ELEVATION

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



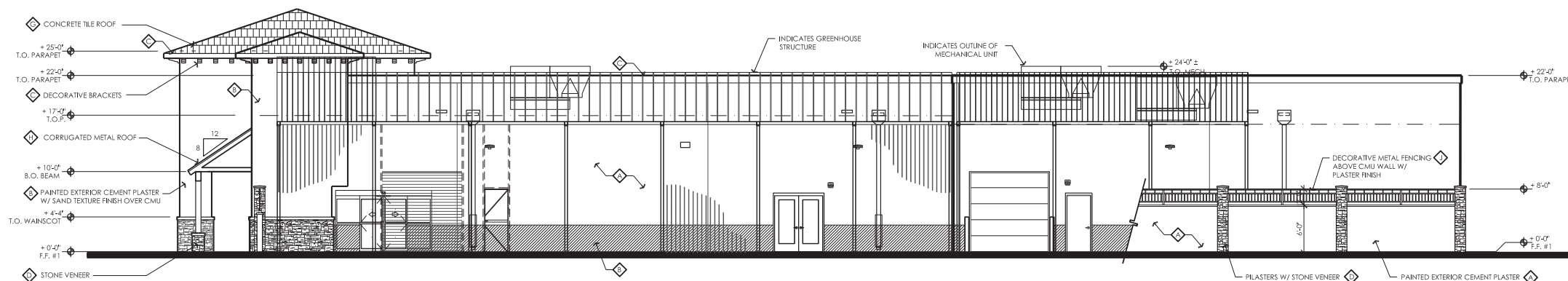
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

EXTERIOR FINISHES	
BODY/TRIM COLOR:	
◆	"SHERWIN WILLIAMS" - COLOR: SW7532 URBAN PUTTY
◆	"SHERWIN WILLIAMS" - COLOR: SW7513 SANDERLING
◆	"SHERWIN WILLIAMS" - COLOR: SW7505 MANOR HOUSE
STONE VENEER:	
◆	STONE VENEER - "ELDORADO STONE" - CLIFFSTONE - COLOR: MONTECITO
◆	STONE VENEER - SILL CAP - "ELDORADO STONE" - COLOR: BUCKSKIN
EXPOSED STEEL POSTS / TRUSSES / DECORATIVE GRIDS:	
◆	PAINT/POWDER COAT - BLACK
ROOFING:	
◆	"BORAL" - CONCRETE TILE - SAXONY 900 SHAKE - COLOR: CHARLESTON (TO MATCH EXISTING CONVENIENCE STORE)
METAL ROOFING:	
◆	AWNINGS - CORRUGATED METAL PANELS - "MBCF" - COLOR - #91G 300 GALVALUME PLUS
STOREFRONT SYSTEM:	
◆	"VISTAWALL" - FRAME COLOR: CLEAR ANODIZED- GLAZING: BRONZE TINTED
FENCING:	
◆	DECORATIVE METAL - BLACK

PROPOSED NEW DEVELOPMENT:
Tractor Supply Co.

Lone Tree Blvd.
Rocklin, CA.

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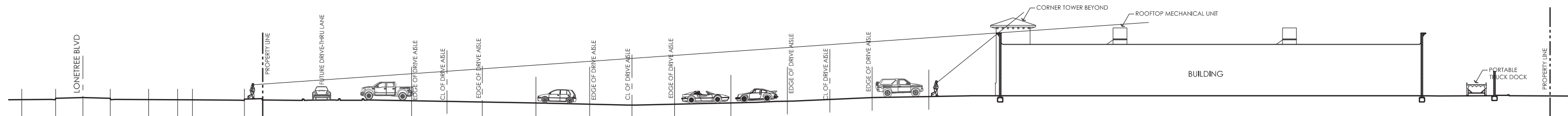
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0 5' 10' 15'
SCALE: 1/8" = 1'-0"



LINE OF SIGHT SECTION - NORTH/SOUTH

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

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**Tractor
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Lone Tree Blvd.
Rocklin, CA.



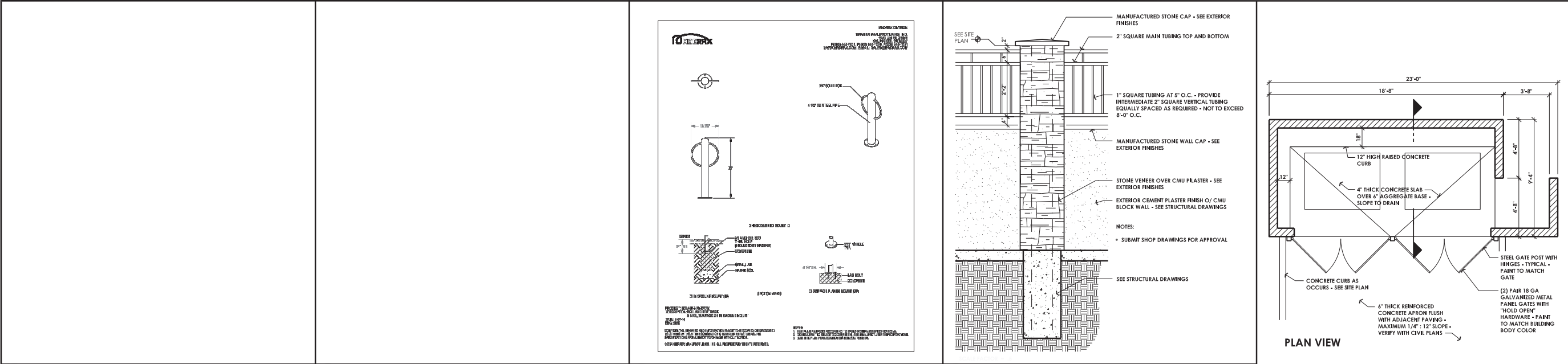
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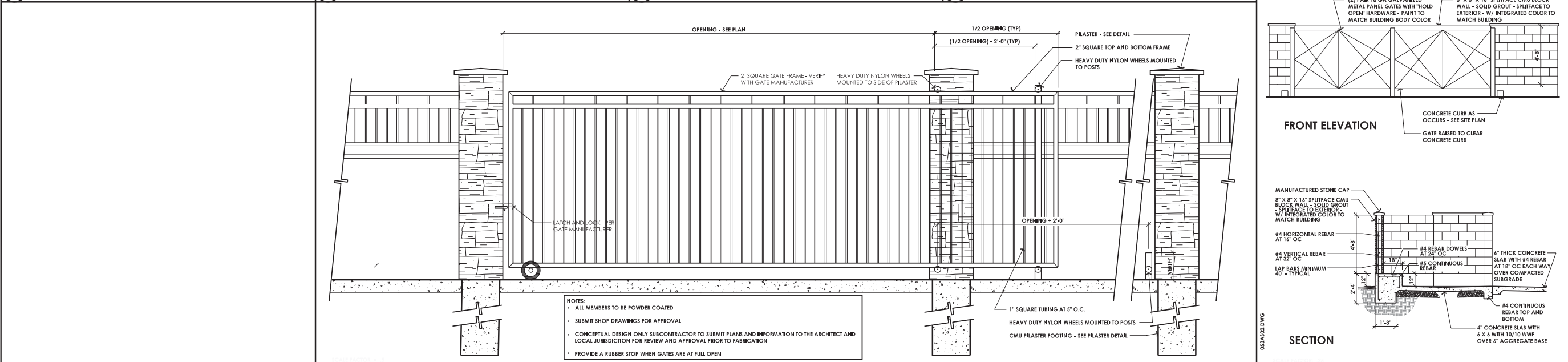
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7

BICYCLE RACK
SCALE: NTS

4

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



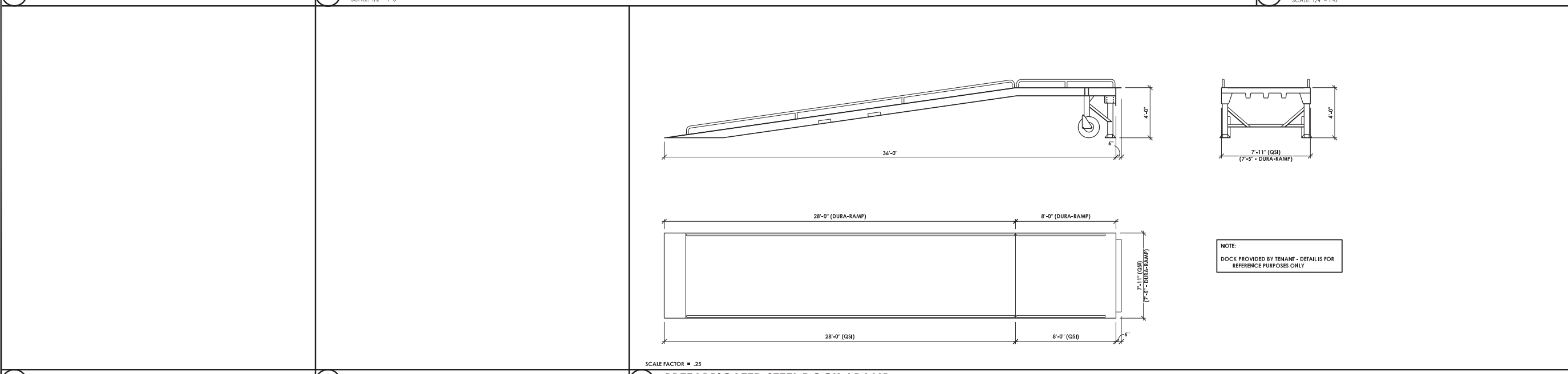
14

11

WROUGHT IRON ROLLING GATE
SCALE: 1/2" = 1'-0"

2

TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



15

12

9

PREFABRICATED STEEL DOCK / RAMP
SCALE: 1/4" = 1'-0"

PROPOSED NEW DEVELOPMENT:

Tractor Supply Co.

Lone Tree Blvd.
Rocklin, CA.

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Landscape Concept

Plant Selections

The landscape design concept for the Tractor Supply and Retail Shell is to provide an enjoyable and aesthetic space for the customers that fits within the existing suburban landscape framework. Plant material has been selected that performs well in the special conditions of Rocklin (Sunset Zone #9 and #14).

Areas of non-irrigated decorative rock are located throughout the site.
























Special considerations have been provided in selection of plant material that respects the needs of Tractor Supply and the future retail building as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering the building as well as moving around the site.

Irrigation System

The irrigation system (and associated plants) will conform and be compliant with the City of Rocklin's Water Efficient Landscape Ordinance and watering windows.



The entire site will be irrigated using a fully automatic system. The irrigation system will be exclusively point source bubblers/emitters with no pop-up overhead spray areas. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. Automatic controller will be a "smart" controller and will service both the Tractor Supply and future retail building irrigation systems. The controller will have wireless communication with an on-site weather sensor for freeze and rain shut-off. The irrigation will tie into the center's existing irrigation system.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal	15	
BRA POP	Brachychiton populneus	Kurrajong	15 gal	7	
CUP SEM	Cupressus sempervirens	Italian Cypress	24" box	36	
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	15 gal	22	
MAG SS	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal	10	
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	7	
PLA BLO	Platanus x acerifolia 'Bloodgood'	London Plane Tree	15 gal	10	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
 CAL KF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	168	
 CAL LJ	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	5 gal	105	
 CHO TEC	Chondropetalum tectorum	Cape Rush	1 gal	191	
 DIE VEG	Dietes vegeta	African Iris	1 gal	187	
 HEM CB	Hemerocallis x 'Cranberry Baby'	Dwarf Red Daylily	1 gal	170	
 JUN MED	Juniperus scopulorum 'Medora'	Medora Juniper	5 gal	27	
 LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	35	
 LOR SUZ	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	5 gal	9	
 OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	121	
 RHA BAL	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	72	
 RHA MIN	Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal	15	
 ROS RED	Rosa x 'Flower Carpet Red'	Rose	2 gal	62	
 XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	30	
ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
 PYR GRA	Pyracantha fortuneana 'Graber'	Graber Pyracantha Espalier	15 gal	3	
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
 CLE ARM	Clematis armandii	Evergreen Clematis	1 gal	8	
 PAR TRI	Parthenocissus tricuspidata	Japanese Creeper	1 gal	8	
 TRA JAS	Trachelospermum jasminoides	Star Jasmine	1 gal	18	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
 BAC TP	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	48" o.c.	123
 COT LOW	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	48" o.c.	23
 JUN CON	Juniperus conferta	Shore Juniper	1 gal	48" o.c.	122
 LOM BRE	Lomandra longifolia 'Breeze'	Mat Rush	1 gal	36" o.c.	396
 TEU PRO	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1 gal	36" o.c.	104
 TRA ASI	Trachelospermum asiaticum	Asian Jasmine	1 gal	42" o.c.	61

Misc. Landscape Materials

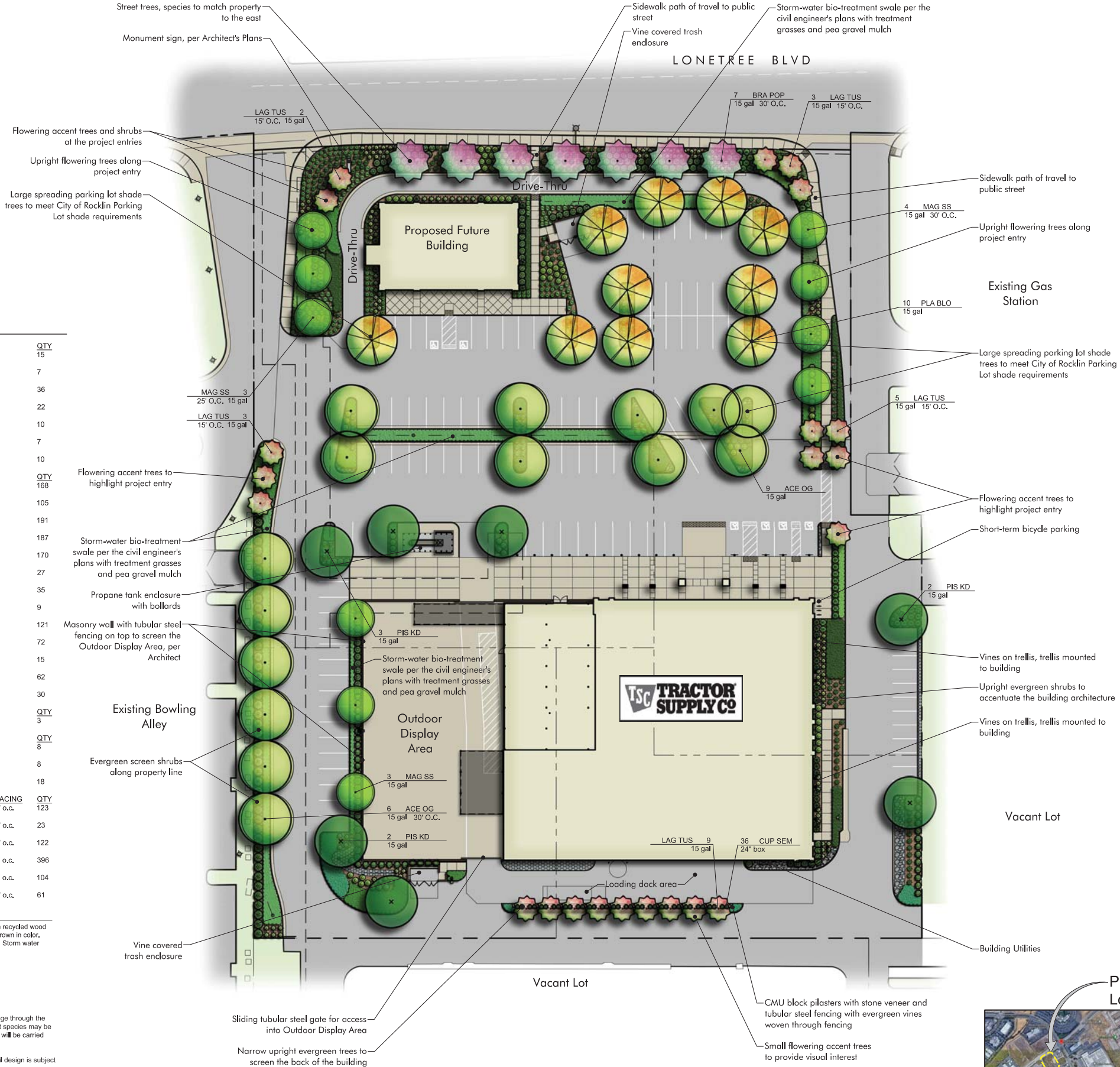
All shrub and groundcover areas (except storm water bio-treatment areas) shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gonita-Hair") is not acceptable. Storm water bio-treatment areas shall be top-dressed with a 3" layer of 1/4" - 3/8" pea gravel.

	Wet-set Cobble
	Loose Cobble

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Rocklin codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

For full Planting Legend see sheet L0.2



Revisions	Date	By
	Modification	

These plans are the property of KLA, Inc. They are to be used only for the project for which they were prepared. Publication or other use of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.

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Tractor Supply
LoneTree Boulevard
Rocklin, CA

California Gold Development Corp.
133 Old Wards Ferry Road, Suite G
Sonoma, CA 95370
(209)533-3333

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Preliminary Landscape Plan

Scale:
1" = 30'-0"
Date:
January 4, 2021
Drawn/Checked:
NAB / TDF / THH
Project No.:
20-2218
Sheet Number:

L0.1



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	Average Sizes per American Nursery Standards		
ACE OG	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal	15	Medium	Type 2 tree	15 gal	5'-6" height
BRA POP	Brachychiton populneus	Kurrajong	15 gal	7	Low	Type 2 tree	15 gal	5'-6" height
CUP SEM	Cupressus sempervirens	Italian Cypress	24" box	36	Medium	Type 6 tree	15 gal	6'-7" height
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	15 gal	22	Low	Type 4 tree	15 gal	4'-5" height
MAG SS	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal	10	Medium	Type 2 tree	15 gal	5'-6" height
PIS KD	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	7	Low	Type 2 tree	15 gal	5'-6" height
PLA BLO	Platanus x acerifolia 'Bloodgood'	London Plane Tree	15 gal	10	Medium	Type 2 tree	15 gal	5'-6" height
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use			
CAL KF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	168	Low			
CAL LJ	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush	5 gal	105	Low			
CHO TEC	Chondropetalum tectorum	Cape Rush	1 gal	191	Low			
DIE VEG	Diets vegeta	African Iris	1 gal	187	Low			
HEM CB	Hemerocallis x 'Cranberry Baby'	Dwarf Red Daylily	1 gal	170	Medium			
JUN MED	Juniperus scopulorum 'Medora'	Medora Juniper	5 gal	27	Low			
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	35	Low			
LOR SUZ	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	5 gal	9	Medium			
OLE LIT	Olea europaea 'Little Olive'	Little Olive Olive	5 gal	121	Low			
RHA BAL	Raphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	72	Medium			
RHA MIN	Raphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal	15	Low			
ROS RED	Rosa x 'Flower Carpet Red'	Rose	2 gal	62	Medium			
XYL COM	Xylosma congestum 'Compacta'	Compact Xylosma	5 gal	30	Low			
ESPA LIER	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use			
PYR GRA	Pyracantha fortuneana 'Graberii'	Graberii Pyracantha Espalier	15 gal	3	Medium			
VINES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use			
CLE ARM	Clematis armandii	Evergreen Clematis	1 gal	8	Medium			
PAR TRI	Parthenocissus tricuspidata	Japanese Creeper	1 gal	8	Medium			
TRA JAS	Trachelospermum jasminoides	Star Jasmine	1 gal	18	Medium			
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use		
BAC TP	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	48" o.c.	123	Low		
COT LOW	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	48" o.c.	23	Low		
JUN CON	Juniperus conferta	Shore Juniper	1 gal	48" o.c.	122	Low		
LOM BRE	Lomandra longifolia 'Breeze'	Mat Rush	1 gal	36" o.c.	396	Low		
TEU PRO	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1 gal	36" o.c.	104	Medium		
TRA ASI	Trachelospermum asiaticum	Asian Jasmine	1 gal	42" o.c.	61			

Misc. Landscape Materials

All shrub and groundcover areas (except storm water bio-treatment areas) shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable. Storm water bio-treatment areas shall be top-dressed with a 3" layer of 1/4" - 3/8" pea gravel.

Wet-set Cobble 6" layer of 2"-4" diameter river cobble. Contractor to submit sample to Landscape Architect for approval prior to installation. Check local suppliers. Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer.

Loose Cobble 6" layer of 2"-4" diameter river cobble. Contractor to submit sample to Landscape Architect for approval prior to installation. Check local suppliers. Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

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Parking Lot Shade

Tree Type	Symbol	Full (100%)	Three Quarter (75%)	Half (50%)	Quarter (25%)
Acer rubrum 'October Glory'	ACE OG	5 @ 962 = 4,810	2 @ 722 = 1,440	7 @ 481 = 3,367	1 @ 241 = 241
Brachychiton populneus	BRA POP	0	0	7 @ 481 = 3,367	0
Lagerstroemia x 'Tuscarora'	LAG TUS	0	0	1 @ 157 = 157	0
Magnolia grandiflora 'Samuel Sommer'	MAG SS	0	0	4 @ 354 = 1,416	0
Pistacia chinensis 'Keith Davey'	PIS KD	0	3 @ 722 = 2,166	3 @ 481 = 1,443	0
Platanus x acerifolia 'Bloodgood'	PLA BLO	3 @ 962 = 2,886	4 @ 722 = 2,888	3 @ 481 = 1,443	0

Total Parking Area	47,814 Sq. Ft.
Area Shaded by Trees:	25,624 Sq. Ft.
Total Area Shading,Percent Exceeds City min. (50%)	53.6%

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

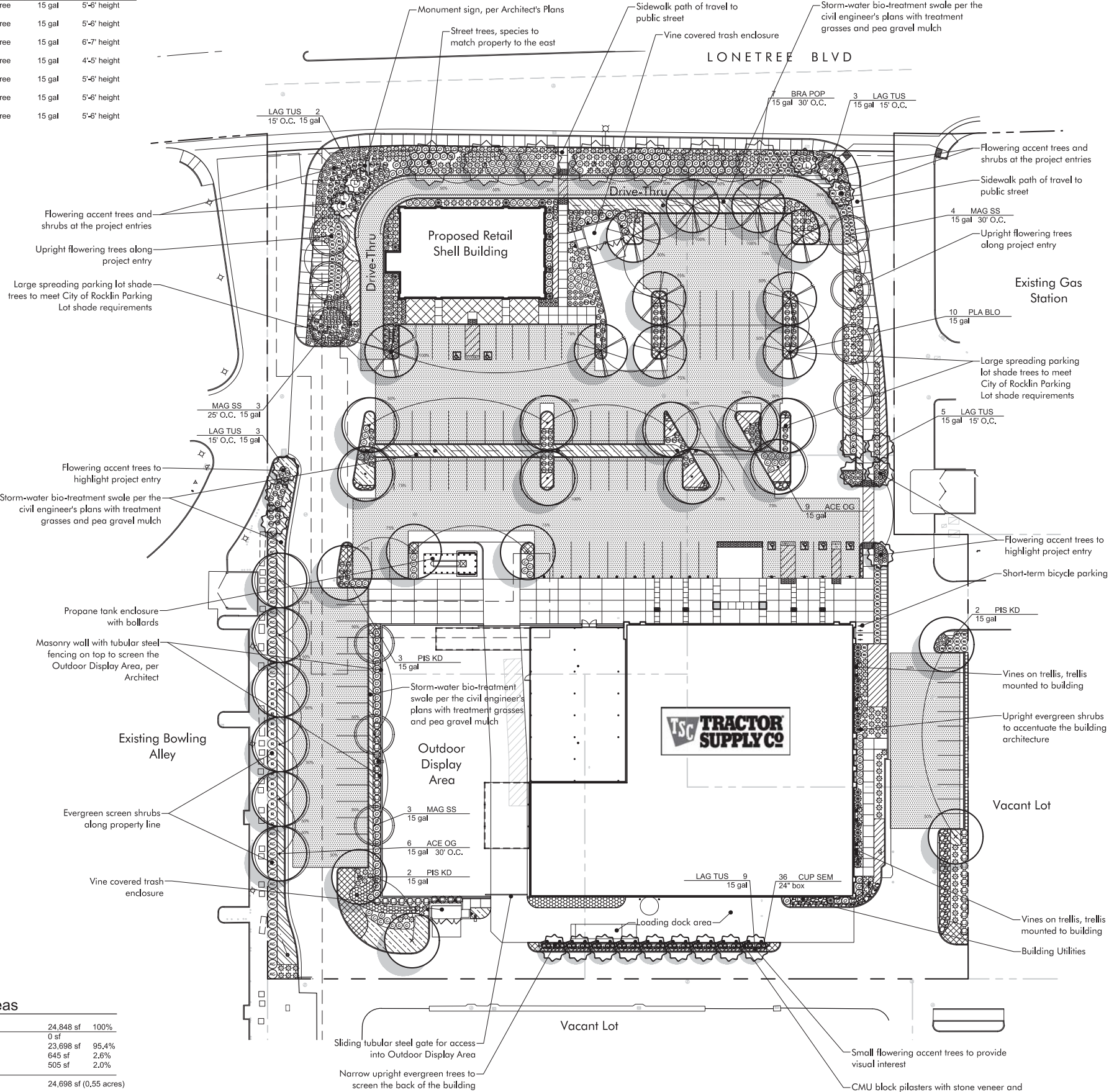
ETO for Rocklin 52.2			Water Use	Plant Factor	Hydrozone Area	ET _a	Type of Irrigation	Irrigation Efficiency	ETW _a
hydrozone	Type of Plants								
1	Shrubs		Medium	0.5	6,424 sf	25.3%	Drip Emitter	.81	128,337.2
2	Shrubs		Low	0.3	15,499 sf	62.4%	Drip Emitter	.81	185,781.4
3	Trees		Medium	0.5	875 sf	3.5%	Root Bubbler	.81	17,480.6
4	Trees		Low	0.3	900 sf	3.6%	Root Bubbler	.81	10,788.0
5	Cobble/Wet-set Cobble		None	0	1,150 sf	4.6%	None	1	0.0
TOTAL					24,848 sf				342,387.2 Gallons
Maximum Applied Water Allowance (MAWA)				361,881.3	gallon/year				
Estimated Total Water Usage (ETWU)				342,387.2	gallon/year				
Average Irrigation Efficiency				.81					
ETWU is less than MAWA, therefore water usage as designed exceeds code requirements									

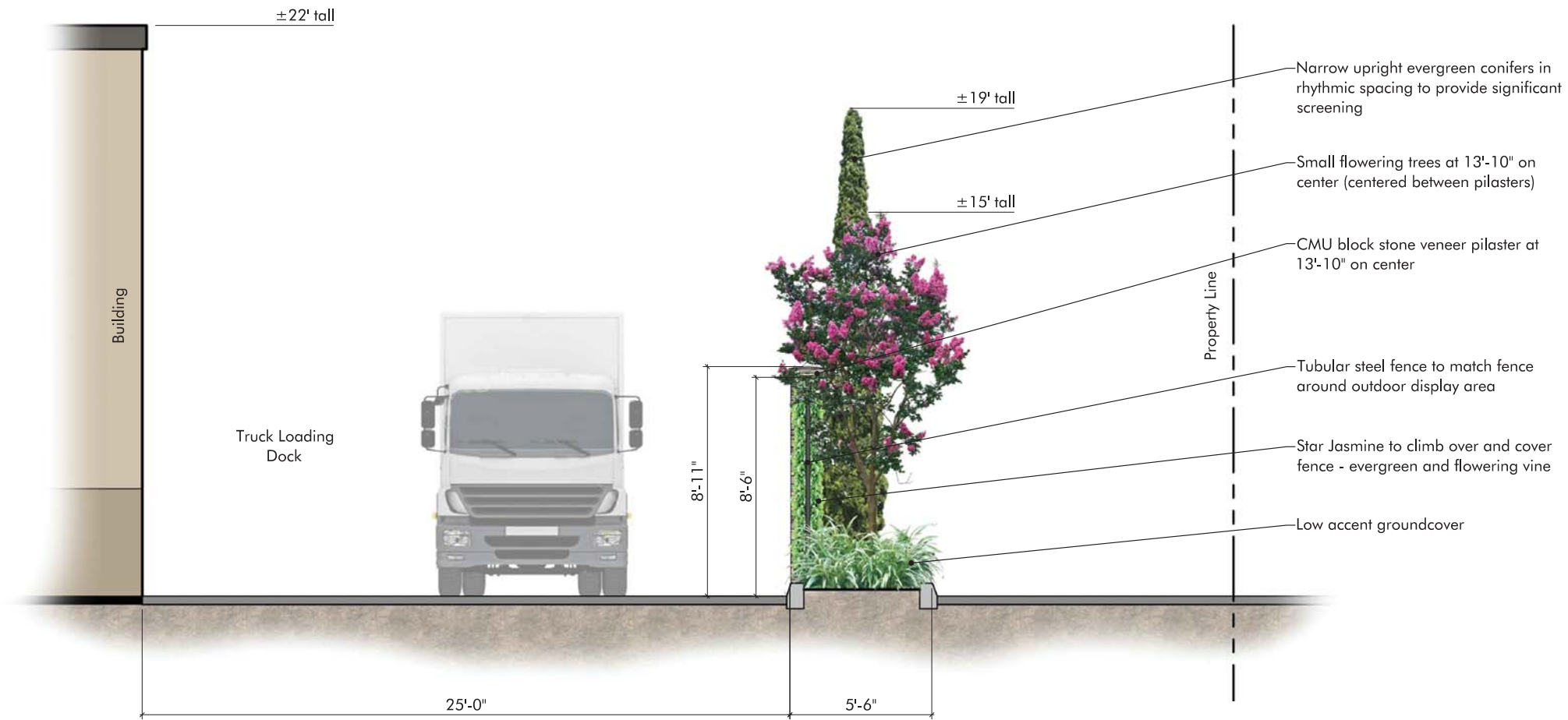
Landscape Areas

On-Site Planting Area	24,848 sf	100%
Turf Area	0 sf	
Shrub Area	23,698 sf	95.4%
Wet-set Cobble	645 sf	2.6%
Loose Cobble	505 sf	2.0%
Total:	24,698 sf (0.55 acres)	
Total Parcel size	166,772 sf (3.83 acres)	
Percentage of parcel in landscape	14.8%	

Tree Root Barriers

All trees denoted with the root barrier symbol and/or within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree. Root barriers will be shown on the Building Permit plan set.





Cross-Section

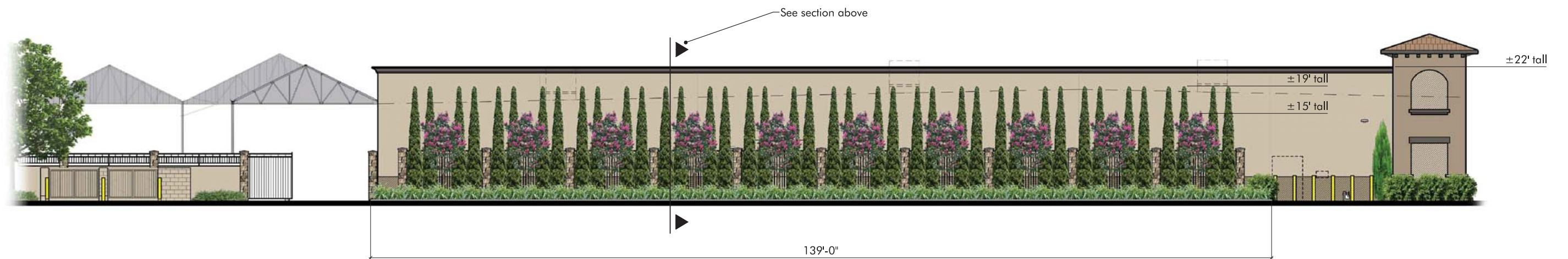
Scale: 3/8" = 1'-0"



Star Jasmine on fence

NOTE - Trees are shown at approximately 3-5 years growth.

This is a graphic representation of the screening. Final layout, materials, architectural features, etc. may be revised as the project moved through the design process, but the intent is provided with this document.



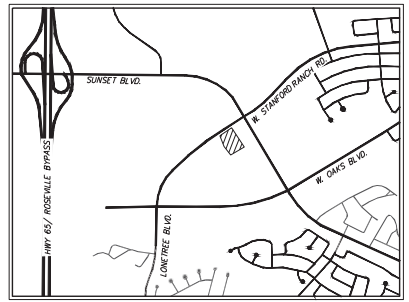
Scale: 1/8" = 1'-0"



January 4, 2021
20-2278

Loading Dock Screen at South Side of Building

Tractor Supply Co. Rocklin, CA



CALL BEFORE YOU DIG

1. CALL AT LEAST 48 HOURS BEFORE PLANTING TREES, TRENCHING, POST HOLE, BLASTING, GRADING, EXCAVATING, BORING, DRILLING, ETC. CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND CLEARANCE. THEY WILL LOCATE AND MARK UNDERGROUND FACILITIES, OR PROVIDE THE NECESSARY LOCATION INFORMATION TO YOU.

CAUTION: UTILITY LOCATION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, PROVIDED BY OTHERS, AND BY FIELD LOCATION OF SURFACE FEATURES. THIS INFORMATION IS NOT TO BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY FOR THE LOCATION AND/OR DESIGNATION OF EXISTING UNDERGROUND FACILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND/OR DESIGNATION OF EXISTING UNDERGROUND FACILITIES BY MEANS AND SERVICE LINES. CONTRACTOR SHALL VERIFY LOCATION (BOTH VERTICAL AND HORIZONTAL) OF ALL EXISTING UNDERGROUND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND/OR DESIGNATION OF EXISTING UNDERGROUND FACILITIES AND THE PERFORMANCE OF HIS WORK. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT 800-487-2227.
2. SECTION 5504 (A) (1) OF THE CONSTRUCTION SAFETY ORDINANCE (TITLE B CALIFORNIA ADMINISTRATION CODE SECTION 1540) ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973 AS AMENDED STATES: "PRIOR TO OPENING AN EXCAVATION, THE CONTRACTOR SHALL BE MADE AWARE OF THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND LINES. ETC. SHALL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED, WHEN DETERMINED BY CAREFUL PRObing OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED TO THE INSTALLATION. THE CONTRACTOR SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."

MONUMENT PRESERVATION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL SURVEY MONUMENTATION AND REFERENCE POINTS WHICH MAY BE LOST OR DISTURBED AS A RESULT OF THE WORK.
- IF THE START OF THE CONSTRUCTION OF THE PROJECT OCCURS IN A LOCATION WHERE THE LOCATION OF MONUMENTATION WHICH MAY BE DISTURBED, HE SHALL BE RESPONSIBLE FOR THE PRESERVATION OR REPLACEMENT OF ALL SUCH MONUMENTS IN ACCORDANCE WITH THE SURVEYING AND PROFESSIONS CODE AND SECTIONS 752.3, 749.23 AND 1810.5 OF THE CALIFORNIA STATE AND HIGHWAY CODE.
- THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO SET TIES TO ANY MONUMENT THAT MAY BE DISTURBED DURING THE COURSE OF THE WORK. SUCH TIES SHALL BE SET IN A LOCATION THAT WILL NOT OTHERWISE BE DISTURBED.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF SURVEY, RE-SURVEY, REFERENCE TIES, REPLACEMENT CORNERS, MARKERS, MONUMENTS, AND TIES WHICH MAY BE LOST OR DISTURBED AS A RESULT OF LOSS OR DISTURBANCE OF MONUMENTATION WHICH MAY OCCUR DURING THE COURSE OF THE WORK.

BASIS OF BEARING

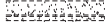








THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THE CENTER LINE OF LONETREE BOULEVARD AND WEST STANFORD RANCH ROAD SHOWN ON THAT MAP FILED IN BOOK "2" OF MAPS, AT PAGE 90 AND BOOK 33 OF PARCEL MAPS, AT PAGE 36, OFFICIAL RECORDS OF PLACER COUNTY, AND WAS ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN HEREON; THE BEARING OF SAID LINE IS N57°24'10"E

BENCHMARK

BENCHMARK:
DESCRIPTION: 2" BRASS DISK IN WELL INTX IROQUOIS & WILDCAT BOULEVARD
ELEVATION: 171.23
DATUM: NVDG29

LEGEND

EXISTING

<p>RIGHT OF WAY _____</p> <p>LOT LINE _____</p> <p>CURB, GUTTER & SIDEWALK</p>  <p>AREA OF PAVEMENT</p>  <p>AREA OF CONCRETE</p>  <p>STORM DRAIN MANHOLE</p>  <p>DRAIN INLET</p>  <p>SANITARY SEWER MANHOLE</p>  <p>WATER VALVE</p>  <p>WATER METER</p>  <p>FIRE HYDRANT</p> 	<p>UTILITY POLE</p> <p>STREET LIGHT</p> <p>ELECTRICAL BOX</p> <p>BOLLARD</p> <p>BOC = BACK TOP OF CURB</p> <p>TC = TOP OF CURB</p> <p>FL = FLOWLINE</p> <p>EC = EDGE OF CONCRETE</p> <p>BOW = BACK OF WALK</p> <p>EP = EDGE OF PAVEMENT</p> <p>C/P = CONCRETE AT PAVEMENT</p> <p>LIP = LIP OF GUTTER</p> <p>GROUND SHOT</p>
--	---

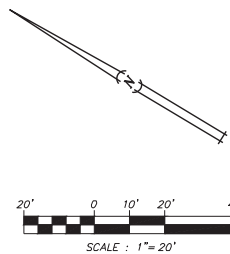
X BOC = XXX.XX
 X TC = XXX.XX
 X FL = XXX.XX
 X EC = XXX.XX
 X BOW = XXX.XX
 X EP = XXX.XX
 X C/P = XXX.XX
 X LIP = XXX.XX

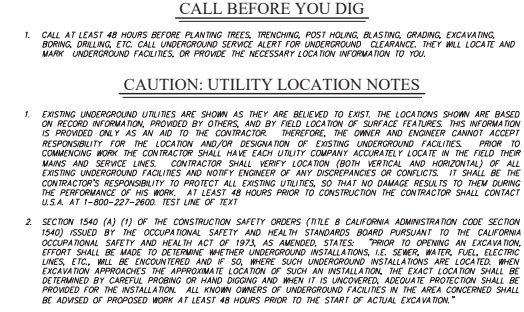
X 44'4"

M.P.E. EASEMENT

SEWER DRAINAGE EASEMENT

WATER EASEMENT



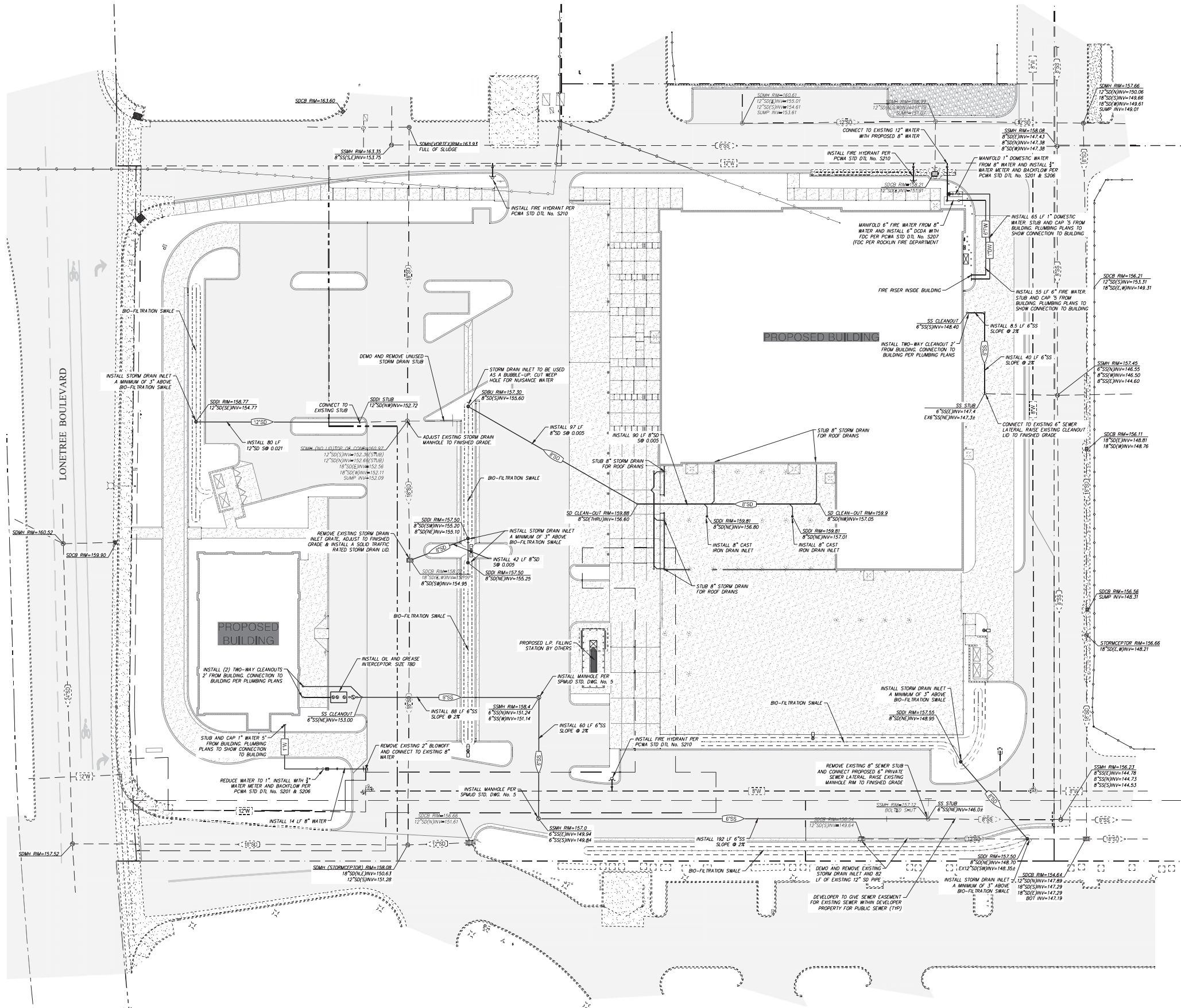


1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL SURVEY MONUMENTATION AND REFERENCE MARKS. MONUMENTS AND MARKS SHALL BE PROTECTED AND PRESERVED AT ALL TIMES.
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF MONUMENTATION WHICH MAY BE DISTURBED. HE SHALL BE RESPONSIBLE FOR THE PRESERVATION OR REPLACEMENT OF ALL SUCH MONUMENTS AND MARKS IN ACCORDANCE WITH THE SURVEYING AND PROFESSIONS CODE AND SECTIONS 732.5, 1482.5 AND 1810.5 OF THE CALIFORNIA STATUTES AND HIGHWAY CODE.
3. THE CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR TO SET TIES TO ANY MONUMENT THAT MAY BE DISTURBED DURING THE COURSE OF THE WORK. SUCH TIES SHALL BE SET IN A LOCATION THAT WILL NOT OTHERWISE BE DISTURBED.
4. THE CONTRACTOR SHALL BEAR ALL COSTS OF SURVEY, RE-SURVEY, REFERENCE TIES, MONUMENT REPLACEMENT, CONVEYANCE, MONUMENTS, MARKS, AND TIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR DISTURBANCE OF MONUMENTATION WHICH MAY OCCUR DURING THE COURSE OF THE WORK.

THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THE CENTER LINE OF LONETREE BOULEVARD AND WEST STANFORD RANCH ROAD SHOWN ON THAT MAP FILED IN BOOK 72 OF MAPS, AT PAGE 90 AND BOOK 33 OF PARCEL MAPS, AT PAGE 36, OFFICIAL RECORDS OF PLACER COUNTY, AND WAS ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN HEREON; THE BEARING OF SAID LINE IS N57°24'10"E

DESCRIPTION: 2" BRASS DISK IN WELL INTX IROQUOIS & WILDCAT BOULEVARD
ELEVATION: 171.23
DATUM: NVGD29





CALL BEFORE YOU DIG

1. CALL AT LEAST 48 HOURS BEFORE PLANTING TREES, TRENCHING, POST HOLE, BLASTING, GRADING, EXCAVATING, BORING, DRILLING, ETC. CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND CLEARANCE. THEY WILL LOCATE AND MARK UNDERGROUND FACILITIES, OR PROVIDE THE NECESSARY LOCATION INFORMATION TO YOU.

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2. SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540) ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, STATES: "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."

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4. THE CONTRACTOR SHALL BEAR ALL COSTS OF SURVEY, RE-SURVEY, REFERENCE TIES, REPLACEMENT CORNERS, CORNER RECORDS, MAPPING, CHECKING AND RECORDING FEES WHICH MAY BE REQUIRED AS A RESULT OF LOSS OR DISTURBANCE OF MONUMENTATION WHICH MAY OCCUR DURING THE COURSE OF THE WORK.

HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575-4295
FX: (209) 578-4295

PRELIMINARY COMPOSITE UTILITY PLAN
PRELIMINARY IMPROVEMENT PLANS FOR:
TRACTOR SUPPLY COMPANY
LONETREE BOULEVARD
ROCKLIN, CALIFORNIA 95765

PRELIMINARY

DATE: _____
SHEET
OF
C3
3

