



New Project Information

The City of Rocklin is processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: June 18, 2025

Project Name and Requested Approvals:

Whitney Ranch Commercial - Driveway Modification

DESIGN REVIEW, DR2025-0006
ENVIRONMENTAL, ENV2025-0012

Staff Description of Project:

The project proposes the removal of striping, signage, and flexible plastic bollards/delineators that currently restricts vehicular movement to right-turn-in only from Whitney Ranch Parkway through the one-way eastern most driveway, in order to allow for right-in/right-out access.

Location:

1277 Whitney Ranch Parkway; Assessor's Parcel Number (APN) 017-171-045

Land Use Designation(s)/Zoning:

The property is designated Mixed Use (MU) in the Rocklin General Plan and zoned Planned Development Commercial (PD-C) under the Northwest General Development Plan.

This project 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 Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The owner is Taylor Whitney Ranch, LP and the applicant is Chris Schulze with TSD Engineering.

Attached Information:

For additional detail, please visit the following link: <https://www.rocklin.ca.us/post/>

EXISTING CONDITION NARRATIVE

DRIVEWAY 2 IS RESTRICTED TO RIGHT-IN-ONLY VIA SIGNAGE AND PAVEMENT MARKINGS, IN ORDER TO PREVENT OUTBOUND RIGHT-TURNS. THIS IS CONSISTENT WITH PC-2023-07, COA #5d-g, SEE BELOW.

- CONDITION OF APPROVAL #5d-g**
- d. ON THE IMPROVEMENT PLANS, THE DESIGN OF THE EASTERN DRIVEWAY SHALL BE GENERALLY CONSISTENT WITH EXHIBIT B AND TO THE SATISFACTION OF THE CITY ENGINEER AND FIRE CHIEF: (ENGINEERING, FIRE)
- i. INSTALL STRIPING, SIGNAGE AND FLEXIBLE PLASTIC BOLLARDS/DELINEATORS (THAT COULD BE RUN OVER IF NEEDED BY FIRE) TO PROVIDE FOR RIGHT TURN IN ONLY VEHICULAR MOVEMENTS FROM WHITNEY RANCH PARKWAY AROUND AND THROUGH THE ONE-WAY, EASTERN DRIVEWAY.
- ii. STRIPING SHALL BE LIGHT-COLORED AND REFLECTIVE.
- iii. BOLLARDS/DELINEATORS SHALL INCLUDE REFLECTIVITY AND SHALL BE SPACED AT NO LESS THAN 3.5- FEET ON CENTER OR AS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
- iv. INSTALL AC DIKES ALONG THE EDGE OF THE STRIPED AREA ACROSS THE DRIVEWAY OPENING AND ALONG THE CURVED LEG TO HELP FORCE THE LEFT TURN INTO THE PROJECT. THE DIKE SHALL BE PAINTED TO MATCH THE STRIPING.
- e. ONCE OPERATIONAL, THE DUTCH BROS OWNERSHIP SHALL WORK WITH THE CITY, ON AN ONGOING BASIS, TO MONITOR AND ADDRESS ANY FUTURE ACCESS, CIRCULATION, AND/OR QUEUING PROBLEMS THAT MAY BE IDENTIFIED, INCLUDING BUT NOT LIMITED TO MODIFYING OPERATIONS, MODIFYING STRIPING IN THE DRIVEWAY(S) AND/OR THE PARKING LOT, ETC. (FIRE, POLICE, ENGINEERING, PUBLIC SERVICES)
- f. THE DUTCH BROS OWNERSHIP SHALL MAINTAIN THE BOLLARDS/DELINEATORS IN GOOD CONDITION. THE BOLLARDS/DELINEATORS SHALL BE REPLACED WITHIN 72 HOURS SHOULD THEY BE DAMAGED OR REMOVED, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR.
- g. AS PART OF THE REVIEW OF ANY APPLICATION FOR APPROVAL OF A PROPOSED FUTURE DEVELOPMENT ON THE ADJACENT PARCEL TO THE EAST (APN 017-171-045), RIGHT TURN IN ONLY CONFIGURATION OF THE EASTERLY DRIVEWAY SHALL BE REVISITED. (PLANNING, ENGINEERING, PUBLIC SERVICES)



WHITNEY RANCH COMMERCIAL
SYN WHITNEY RANCH PKWY & WILDCAT BLVD
PRELIMINARY STRIPING MODIFICATION
EXHIBIT C-1
EXISTING CONDITIONS & MARKINGS
CITY OF ROCKLIN CALIFORNIA

REVISIONS				TSD APPROVED			
SYMBOL	DATE	DESCRIPTION	BY	DATE	BY	DATE	

DESIGNED BY:	DB	DATE:	6/10/2025
DRAWN BY:	DB	CHECKED BY:	CJS

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

DRIVEWAY #2:
DRIVEWAY #2 IS AN EXISTING SPECIAL COMMERCIAL DRIVEWAY TYPE 17, BUILT PER CITY STANDARD 3-23. THIS PROJECT PROPOSES THE REMOVAL OF THE EXISTING RIGHT-OUT TURN MOVEMENT RESTRICTION AT DRIVEWAY #2.
TO BE REMOVED:

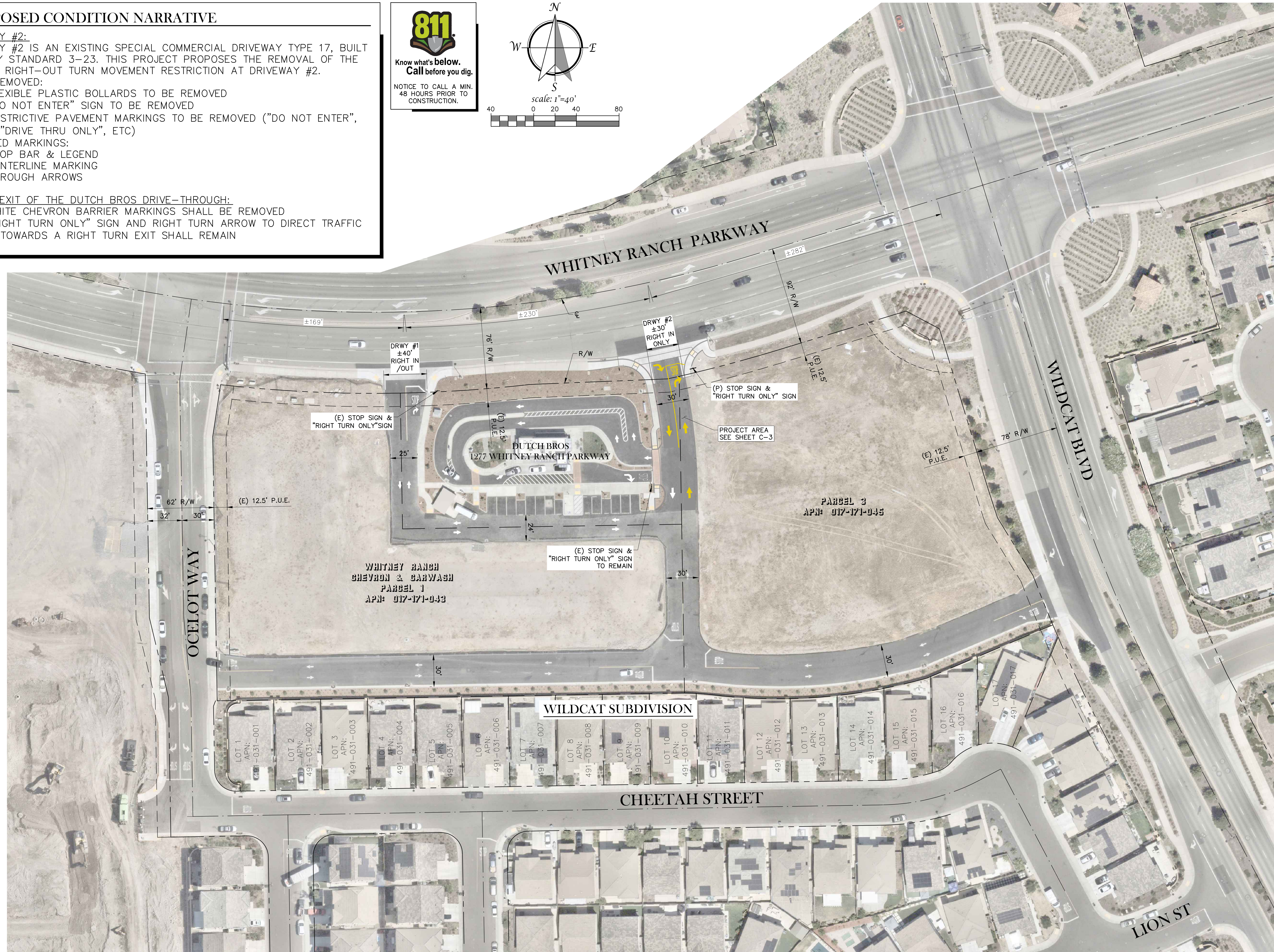
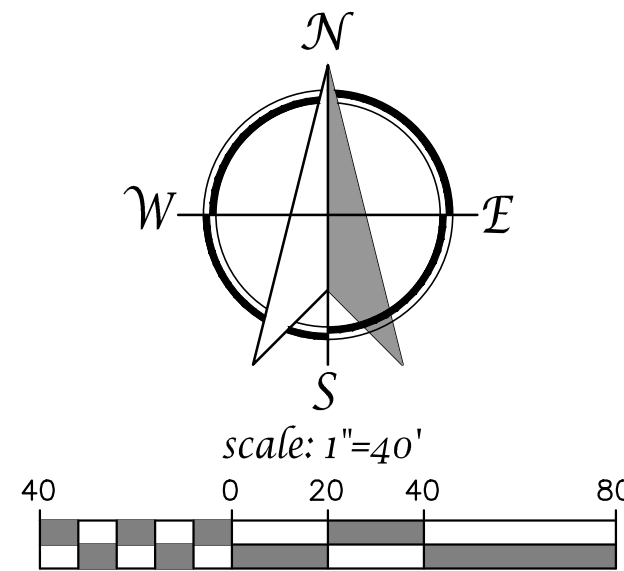
- FLEXIBLE PLASTIC BOLLARDS TO BE REMOVED
- "DO NOT ENTER" SIGN TO BE REMOVED
- RESTRICTIVE PAVEMENT MARKINGS TO BE REMOVED ("DO NOT ENTER", "DRIVE THRU ONLY", ETC)

PROPOSED MARKINGS:

- STOP BAR & LEGEND
- CENTERLINE MARKING
- THROUGH ARROWS

AT THE EXIT OF THE DUTCH BROS DRIVE-THROUGH:

- WHITE CHEVRON BARRIER MARKINGS SHALL BE REMOVED
- "RIGHT TURN ONLY" SIGN AND RIGHT TURN ARROW TO DIRECT TRAFFIC TOWARDS A RIGHT TURN EXIT SHALL REMAIN

[illegible]

DESIGNED BY:	DB
DRAWN BY:	DB
CHECKED BY:	CJS
DATE:	6/10/2025


WHITNEY RANCH COMMERCIAL
SWC WHITNEY RANCH PKWY. & WILDCAT BLVD
PRELIMINARY STRIPING MODIFICATION

EXHIBIT C-2

SIGNAGE & MARKING PLAN

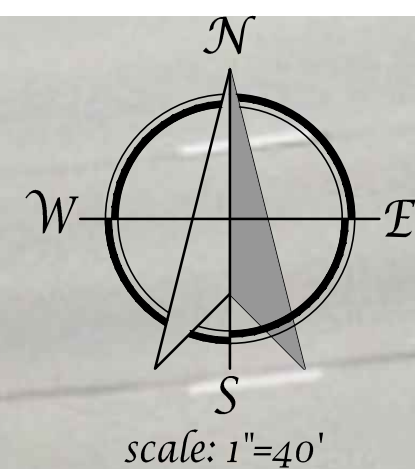
CITY OF ROCKLIN CALIFORNIA

SHEET
C-2
2 OF 3 SHEETS

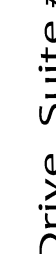


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WHITNEY RANCH PARKWAY



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TSD ENGINEERING, INC.
expect more.

[illegible]

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DRAWN BY:	DB
CHECKED BY:	CJS
DATE:	6/10/2025

WHITNEY RANCH COMMERCIAL
SWC WHITNEY RANCH PKWY & WILDCAT BLVD
PRELIMINARY STRIPING MODIFICATION

EXHIBIT C-3

SIGNAGE & MARKING PLAN - 10 SCALE

CITY OF ROCKLIN CALIFORNIA

SHEET

C-3

3 OF 3 SHEETS