# ROCKLIN CITY COUNCIL

City Council Regular Meeting
City Hall - Council Chambers
3970 Rocklin Rd. Rocklin, CA 95677
Website: www.rocklin.ca.us

**February 13, 2024**
**General Session 6:00 p.m.**

**GREG JANDA,** *Mayor*
**JILL GAYALDO,** *Vice Mayor*
**DAVID BASS,** *Council Member*
**KEN BROADWAY,** *Council Member*
**BILL HALLDIN,** *Council Member*

**ALY ZIMMERMANN,** *City Manager*
**MATTHEW MCOMBER,** *City Attorney*
**DANIEL CHOE,** *City Treasurer*
**HALEY REID,** *Acting City Clerk*

## HOW TO PARTICIPATE

**The City of Rocklin welcomes your interest and involvement in the City's legislative process. The City Council has established a procedure for addressing the Council. Persons wishing to address the City Council are asked to voluntarily complete and submit a speaker identification sheet to the City Clerk. Speaker identification sheets are available near the entrance of the Council Chambers. For items listed on the agenda, any person may address the City Council at the time the item is considered. Speakers are requested to restrict their comments to the item as it appears on the agenda and stay within the required five minute time limit. The Brown Act does not permit the City Council to take action on items brought up under Citizens Addressing the City Council.**

## WRITINGS RECEIVED AFTER AGENDA POSTING

**Any writing or documents related to an agenda item for this meeting provided to the City Council, Public Financing Authority or Successor Agency will be made available for public inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours.**

## AMERICANS WITH DISABILITIES ACT

**In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting or other services in conjunction with this meeting, including receiving notices, agendas, and other writings in appropriate alternative formats, please contact our office at (916) 625-5560 at least 48 hours prior to the meeting or time when services are needed so that we may make every reasonable effort to accommodate you.**

## AUDIO/VISUAL PRESENTATIONS

**If making a presentation regarding an agenda item, all audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.**

## POSTING OF AGENDA

**In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.**

## AGENDA

## MEETING INSTRUCTIONS

The public may listen to audio or view the meeting via live stream at https://www.rocklin.ca.us/agendas-minutes.
For those that do not plan on attending in person, but wish to make a public comment during the meeting, public comments will be accepted in email form until 3:00 p.m. on the meeting day. Public comments should be submitted to the City Clerk at PublicComments@rocklin.ca.us. Emailed public comments will be distributed to City Council and treated as a public record.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT ON CLOSED SESSION**

**AGENDA REVIEW**

**CITIZENS ADDRESSING THE CITY COUNCIL**

*This is an opportunity for public comment on matters not listed on the agenda. Public comment on items listed on the agenda will be taken when the agenda item is called.*

### 1. REPORTS FROM CITY COUNCIL AND CITY MANAGER

*Reports from the City Council will include any AB1234 Reports.*

### 2. CONSENT CALENDAR

*All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.*

2A. Appointment of City Clerk
**Recommendation:** Adopt a Resolution of the City Council of the City of Rocklin Appointing Avinta Madhukansh-Singh as City Clerk.

2B. Minutes of the January 23, 2024 Regular Meeting of the City Council
**Recommendation:** Approve the Minutes of the January 23, 2024 Regular Meeting of the City Council.

2C. Appointment to the Investment Advisory Committee
**Recommendation:** Adopt a Resolution of the City Council of the City of Rocklin Making Appointment to the Investment Advisory Committee.

2D. Intention to Annex Stanford Plaza Chipotle (APN 364-090-025-000) into Community Facilities District No. 1

**Recommendation:** Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 89) and to Authorize the Levy of Special Taxes Therein (Stanford Plaza Chipotle, APN 364-090-025-000).

2E. Various Personnel Updates

**Recommendation:**

A. Adopt a Resolution of the City Council of the City of Rocklin Repealing and Replacing Resolution No. 2023-155 Designating Representatives to the Northern California Cities Self Insured Fund Board of Directors.
B. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Classification Reallocation and Revised Salary Schedule for the Rocklin Police Officers' Association.
C. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Police Officers' Association.
D. Adopt a Resolution of the City Council of the City of Rocklin to Adopt a Revised Management Salary Schedule.

## 3. SPECIAL PRESENTATIONS

*In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.*

## 4. PUBLIC HEARINGS

*Public Hearings may be reordered by the Mayor with the consent of the legislative body.*

4A. University Square / Design Review - DR2022-0002, and Conditional Use Permit, U2022-0001

**Recommendation:** Conduct a Public Hearing to Consider Testimony.

A. Adopt a Resolution of the City Council of the City of Rocklin Approving a Design Review (University Square / DR2022-0002).
B. Adopt a Resolution of the City Council of the City of Rocklin Approving a Conditional Use Permit (University Square / U2022-0001).

4B. Quarry Row Time Extension / Tentative Subdivision Map - SD2016-0003, Tree Preservation Plan Permit - TRE2016-0002, and Design Review - DR2016-0003

**Recommendation:** Conduct a Public Hearing to Consider Testimony, and Adopt a Resolution of the City Council of the City of Rocklin Approving a Two-Year Time Extension of a Tentative Subdivision Map, an Oak Tree Preservation Plan Permit, and a Design Review (Quarry Row Time Extension / SD2016-0003, TRE2016-0002 and DR2016-0003).

## 5. DISCUSSION ITEMS

*Discussion Items include oral presentations including those recommending "receive and file".*

## 6. FUTURE AGENDA ITEMS

## ADJOURNMENT

ROCKLIN
CALIFORNIA

# City Council Staff Report

**Subject:** Appointment of City Clerk

**Date:** February 13, 2024

**Submitted By:** Aly Zimmermann, City Manager
Haley Reid, Management Analyst

**Department:** City Clerk's Office

**Recommendation:**
Adopt a Resolution of the City Council of the City of Rocklin Appointing Avinta Madhukansh-Singh as City Clerk.

**Background:**
The City Clerk position became vacant in July 2023. On August 8, 2023, Management Analyst Haley Reid was appointed as the Acting City Clerk by Resolution No. 2023-111, while a recruitment was conducted for a permanent City Clerk. Avinta Madhukansh-Singh was chosen as the successful candidate for the City Clerk position, and has assumed the role effective February 5, 2024. Mrs. Madhukansh-Singh is qualified to perform the duties and responsibilities of the City Clerk.

**Fiscal Impact:**
There is no fiscal impact associated with the staff recommendation.

**ATTACHMENTS:**
1. Resolution

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPOINTING AVINTA MADHUKANSH-SINGH AS CITY CLERK

WHEREAS, the former City Clerk separated from employment on July 28, 2023; and

WHEREAS, the City Council appointed Haley Reid, Management Analyst, as the Acting City Clerk; and

WHEREAS, it is recommended that Avinta Madhukansh-Singh be appointed the City Clerk.

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

Section 1. The City Council of the City of Rocklin hereby appoints Avinta Madhukansh-Singh as City Clerk for the City of Rocklin.

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Greg Janda, Mayor

ATTEST:

Haley Reid, Acting City Clerk

ROCKLIN
CALIFORNIA

# City Council
# Staff Report

**Subject:** Minutes of the January 23, 2024 Regular Meeting of the City Council

**Date:** February 13, 2024

**Submitted By:** Haley Reid, Acting City Clerk

**Department:** City Clerk's Office

**Recommendation:**
Approve the Minutes of the January 23, 2024 Regular Meeting of the City Council.

**ATTACHMENTS:**
1. DRAFT January 23, 2024 City Council Regular Meeting Minutes

**REGULAR MEETING OF THE**
**ROCKLIN CITY COUNCIL**

**January 23, 2024**
**GENERAL SESSION at 6:00 p.m.**

**Council Chambers**
**3970 Rocklin Road, Rocklin, CA 95677**
**Teleconference Meeting Location:**
**Calle Acuario E. Ave de Pescador # C-214**
**www.rocklin.ca.us**

# MEETING MINUTES
# -DRAFT-

## CALL TO ORDER
Mayor Janda called the meeting to order at 6:00 p.m.

## PLEDGE OF ALLEGIANCE

## ROLL CALL
Councilmembers Present: David Bass, Ken Broadway, Jill Gayaldo (via teleconference), Bill Halldin, and Mayor Greg Janda

## AGENDA REVIEW

Mayor Janda recommended Special Presentations be heard immediately following Agenda Review and allow citizens addressing City Council 3 minutes per speaker.

## CITIZENS ADDRESSING THE CITY COUNCIL

*This is an opportunity for public comment on matters not listed on the agenda. Public comment on items listed on the agenda will be taken when the agenda item is called.*

**Public Comment** heard from:

- Donald Eckert to highlight Pioneer Community Entergy
- Beatrice Morales to address livable wages
- Gary McDonald re: ARPA Funding Report
- Benjamin Bjorkman re: Germany trip and flag redesign
- Re: Wildflower Daydreams Fashion Show – D. Alva-Castles, Gary Kiddie, Rex Carpenter, Alicia Watkins, Barbara Smith, Connie McLennan, Matthew Oliver, Trisa Swerdlow, Brenda Honath, Michelle Waugh Honath, John Wan, Edward Honath,

Jacob B, Caspian Woodward, Jess Long, Tony Rakocija, Shawn Cheney, Mark Baer.

## 1. REPORTS FROM CITY COUNCIL AND CITY MANAGER

*Reports from the City Council will include any AB1234 Reports.*

**Councilmember Halldin** reported attendance at the Western Placer Waste Management Authority board meeting. He was also in attendance for the Rocklin Chamber Breakfast where CSUS President Luke Wood was the guest speaker and the Roseville Chamber Installation Dinner.

**Vice Mayor Gayaldo** reported attendance at the Sacramento Area Council Of Government (SACOG) board meeting where she was appointed Chair of SACOG's Policy and Innovation Committee for 2024. She also reported attendance at the Sacramento Metro Chamber of Commerce Annual Awards where Mark Haney with the Growth Factory was awarded Entrepreneur of the Year. Lastly, she attended the Roseville Community Coffee with Mayor Bruce Houdesheldt.

**Councilmember Bass** reported attendance at a Bar Association event and the Rocklin Community Theater fundraiser. He reported attendance at a meeting with utility watchdog on issues of the day and legislation.

**City Manager Zimmermann** shared information on the Rocklin Arts Commission Community Survey, which is open until April 16 and can be found on the City's website www.rocklin.ca.us.

## 2. CONSENT CALENDAR

*All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request and item be removed for separate consideration.*

2A. Minutes of the January 9, 2024 Regular Meeting of the City Council
**Action:** Approved the Minutes of the January 9, 2024 Regular Meeting of the City Council.

2B. Highlands Parcel A Development Agreement, DA2023-0001/ Vista Oaks Development Agreement, DA2023-0002 (Second Reading of Ordinances)
**Action:**

A. Adopted Ordinance No. 1176 of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin

and Elliot Homes, Inc. Relative to Highlands Parcel A Subdivision (Highlands Parcel A Development Agreement/ DA2023-0001).

B. Adopted Ordinance No. 1177 of the City Council of the City of Rocklin Approving a Development Agreement by and between the City of Rocklin and Ronald M. Guntert, Jr., Terry M. Guntert, Celia Guntert Wedding, Karen Guntert Adams, and Christian H. Guntert, as Tenants In Common and Landowners Relative to the Vista Oaks Subdivision (Vista Oaks Development Agreement/ DA2023-0002).

2C. On-Call Professional Engineering Services Contracts

**Action:**

A. Adopted Resolution No. 2024-015 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to Bennett Engineering Services, Inc. and Authorizing the City Manager to Execute the Agreement.

B. Adopted Resolution No. 2024-016 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to BKF Engineers and Authorizing the City Manager to Execute the Agreement.

C. Adopted Resolution No. 2024-017 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to De Novo Planning Group and Authorizing the City Manager to Execute the Agreement.

D. Adopted Resolution No. 2024-018 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to Dokken Engineering and Authorizing the City Manager to Execute the Agreement.

E. Adopted Resolution No. 2024-019 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to ECORP Consulting, Inc. and Authorizing the City Manager to Execute the Agreement.

F. Adopted Resolution No. 2024-020 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to Helix Environmental Planning, Inc. and Authorizing the City Manager to Execute the Agreement.

G. Adopted Resolution No. 2024-021 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to LSA Associates, Inc. and Authorizing the City Manager to Execute the Agreement.

H. Adopted Resolution No. 2024-022 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to Mark Thomas & Company, Inc. and Authorizing the City Manager to Execute the Agreement.

I. Adopted Resolution No. 2024-023 of the City Council of the City of Rocklin Awarding an On-Call Professional Services Contract for Engineering Services to Nichols Consulting Engineers, CHTD. and Authorizing the City Manager to Execute the Agreement.

2D. City of Rocklin Personnel Rules
**Action:** Adopted Resolution No. 2024-024 of the City Council of the City of Rocklin Repealing and Replacing Resolution No. 2014-248, Approving the revised Personnel Rules, and Repealing and Replacing any Resolution in Conflict.

2E. Transportation Development Fund Claims
**Action:** Adopted Resolution No. 2024-025 of the City Council of the City of Rocklin Authorizing the City Manager to Submit Claims for Transportation Development Funds.

2F. Purchase of Fusus Real-Time Intelligence Software
**Action:** Adopted Resolution No. 2024-026 of the City Council of the City of Rocklin Authorizing the City Manager to Execute an Agreement with Fusus, Inc.

2G. PCWA Land Transfer **(pulled for discussion and separate vote – see below)**

2H. Cooperative Purchase Agreements for Fiscal Year 2023/24
**Action:** Adopted Resolution No. 2024-029 of the City Council of the City of Rocklin Authorizing the City Manager to Purchase Goods and Services through Cooperative Purchase Agreements for Fiscal Year 2023/24.

2I. Amendment No. 6 to the Contract for IT Services with Network Design Associates, Inc.
**Action:** Adopted Resolution No. 2024-030 of the City Council of the City of Rocklin Approving Amendment No. 6 to the Contract for Services with Network Design Associates, Inc. (NDA) and Authorizing the City Manager to Execute Amendment No. 6.

2J. Second Amended and Restated Joint Powers Agreement for Pioneer Community Energy **(pulled for discussion and separate vote – see below)**

2K. Community Development Department Quarterly Building Report
**Action:** Receive the Quarterly Building Report for the Quarter which ended December 31, 2023.

2L. Recology Auburn Placer Franchise Agreement Extension **(pulled for discussion and separate vote – see below)**

Motion to approve Consent Calendar Items 2A through 2F, 2H, 2I and 2K by Councilmember Halldin and seconded by Councilmember Bass. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

## CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION

2G. PCWA Land Transfer
**Action:**

A. Adopted Resolution No. 2024-027 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Purchase and Sale Agreement by and between the Placer County Water Agency and the City of Rocklin.

B. Adopted Resolution No. 2024-028 of the City Council of the City of Rocklin Authorizing the City Manager to Execute Memorandum of Understanding by and between William Jessup University and the City of Rocklin.

Public Comment

Tony Rakocija addressed the City Council regarding his opposition to the Clover Valley Open Space Easement.

City Council comments and discussion followed.

Motion to approve Consent Calendar Item 2G by Councilmember Bass and seconded by Councilmember Broadway. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

2J. Second Amended and Restated Joint Powers Agreement for Pioneer Community Energy

**Action:** Adopted Resolution No. 2024-031 of the City Council of the City of Rocklin Approving the Second Amended and Restated Joint Powers Agreement for Pioneer Community Energy

Donald Eckert addressed the City Council regarding the amendment to the Joint Powers Agreement for Pioneer Community Energy.

City Council comments and discussion followed.

Motion to approve Consent Calendar Item 2J as amended by Councilmember Broadway, seconded by Councilmember Bass. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

2L. Recology Auburn Placer Franchise Agreement Extension

**Action:** Adopted Resolution No. 2024-032 of the City Council of the City of Rocklin Approving the Optional Renewal for an Additional Five (5) Years per Section 1.5 of the Franchise Agreement.

Public Works Director Justin Nartker addressed the City Council regarding the Recology Auburn Placer Franchise Agreement Extension.

City Council comments and discussion followed.

Motion to approve Consent Calendar Item 2L by Councilmember Broadway, seconded by Councilmember Halldin. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

## 3. SPECIAL PRESENTATIONS

*In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.*

3A. Medal of Valor Awards Presented to Fire Department Staff

Fire Chief Reggie Williams presented Medal of Valor Awards to Captain Chris Wade, Engineer Brian Fales, and Firefighter Chris Valenzuela from Engine 23B.

3B. Recognition of Rocklin Resident Sofia Sanchez

Mayor Janda and Councilmember Halldin presented a proclamation recognizing Sofia Sanchez for her accomplishments.

## 4. PUBLIC HEARINGS

*Public Hearings may be reordered by the Mayor with the consent of the legislative body.*

4A. Sunset Hills Townhomes Fourth Time Extension / Tentative Subdivision Map - SD2013-03, Design Review - DR2013-04, and Oak Tree Preservation Plan Permit - TRE2013-13

**Action:** Conducted a Public Hearing to Consider Testimony, and Adopted Resolution No. 2024-033 of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Subdivision Map, an Oak Tree Preservation Plan Permit, and a Design Review. (Sunset Hills Townhomes Fourth Time Extension / SD-2013-03, TRE-2013-04 and DR-2013-13).

Senior Planner Bennett Smithhart presented the item to City Council.

Public comment

Caroline Holland addressed the City Council regarding the item.

City Council comments and discussion followed.

Motion to approve Public Hearing Item 4A by Councilmember Broadway and seconded by Councilmember Halldin. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

4B. Annexation Into Community Facilities District No. 1 (Rocklin Burger King, APN 364-090-024-000)

**Action:** Conducted a Public Hearing to Consider Testimony.

A. Adopted Resolution No. 2024-034 of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (Annexation No. 88), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Rocklin Burger King, APN 364-090-024-000).

Management Analyst Megan Bressem presented the item to City Council.

City Council comments and discussion followed.

Motion to approve Public Hearing Item 4B.A by Councilmember Broadway and seconded by Councilmember Halldin. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

Mayor Janda asked Acting City Clerk Reid for a call out of votes. Acting City Clerk Reid reported one qualified vote and one yes vote was received.

B. Adopted Resolution No. 2024-035 of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (Annexation No. 88) (Rocklin Burger King, APN 364-090-024-000).

Motion to approve Public Hearing Item 4B.B by Councilmember Broadway and seconded by Councilmember Halldin. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

4C. West Oaks Apartments / Design Review, DR2022- 0010, Tentative Parcel Map, DL2023-0001 and Environmental, ENV2022-0002 - Continued from December 12, 2023

**Action:** Conducted a Public Hearing to Consider Testimony.

A. Adopted Resolution No. 2024-036 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (West Oaks Apartments / ENV2022-0002).

Senior Planner Nate Anderson presented the item to City Council.

The applicant's attorney Marcus LoDuca addressed the City Council regarding the project. The project applicant was also in attendance.

Motion to approve Public Hearing Item 4CA by Councilmember Broadway, seconded by Councilmember Gayaldo. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

B. Adopted Resolution No. 2024-037 of the City Council of the City of Rocklin Approving a Tentative Parcel Map (West Oaks Apartments / DL2023-0001).

Motion to approve Public Hearing Item 4CB by Councilmember Broadway, seconded by Councilmember Gayaldo. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

C. Adopted Resolution No. 2024-038 of the City Council of the City of Rocklin Approving a Design Review (West Oaks Apartments / DR2022-0010).

Motion to approve Public Hearing Item 4CC by Councilmember Broadway, seconded by Councilmember Gayaldo. Passed 5-0 by the following roll call vote:

Ayes: Bass, Broadway, Gayaldo, Halldin, Janda
Noes: None
Absent: None
Abstain: None

## 5. DISCUSSION ITEMS

*Discussion Items include oral presentations including those recommending "receive and file".*

5A. Affordable Housing Incentive Program
**Action:** Adopted Resolution No. 2024-039 of the City Council of the City of Rocklin establishing an Affordable Housing Incentive Program for Qualified Affordable Housing Developments.

Assistant City Manager Sherri Conway presented the item to City Council.

City Council comments and discussion followed.

Public Comment

George Phillips addressed the City Council regarding his support of the item.

Marcus LoDuca addressed the City Council regarding the item.

Benjamin Bjorkman addressed the City Council regarding the item.

Motion to approve Discussion Item 5A by Councilmember Broadway and seconded by Councilmember Halldin. Passed 5-0 by the following roll call vote:

Ayes: Bass, Broadway, Gayaldo, Halldin, Janda
Noes: None
Absent: None
Abstain: None

## 6. CITY COUNCIL ACTING AS SUCCESSOR AGENCY

6A. Purchase and Sale Agreement for Successor Agency-owned Property at 5255 Pacific Street (APN 010-170-026)
**Action:** Adopted Resolution No. 2024-001 of the Successor Agency of the City of Rocklin Approving a Purchase and Sale Agreement for the Sale of Former Redevelopment Agency Property.

Assistant City Manager Sherri Conway presented the item to City Council.

Taylor Judkins with G3 Concepts addressed the City Council.

City Council comment and discussion followed.

Motion to approve Successor Agency Item 6A by Councilmember Broadway and seconded by Councilmember Bass. Passed 5-0 by the following roll call vote:

| | |
|---|---|
| Ayes: | Bass, Broadway, Gayaldo, Halldin, Janda |
| Noes: | None |
| Absent: | None |
| Abstain: | None |

## 7. FUTURE AGENDA ITEMS

## 8. CLOSED SESSION

8A. Pursuant to Government Code Section 54956.9(d)(2), Conference with Legal Counsel, Anticipated Litigation, Potential Exposure to Litigation: One Case.

## PUBLIC COMMENT ON CLOSED SESSION

## REPORT OUT OF CLOSED SESSION

Returned to Open Session at 11:03 p.m. with nothing to report.

## ADJOURNMENT

Mayor Janda adjourned the meeting at 11:04 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of January 23, 2024 as approved by the Rocklin City Council.

Haley Reid, Acting City Clerk

ROCKLIN
CALIFORNIA

# City Council Staff Report

**Subject:** Appointment to the Investment Advisory Committee

**Date:** February 13, 2024

**Submitted By:** Haley Reid, Acting City Clerk

**Department:** City Clerk's Office

**Recommendation:**
Adopt a Resolution of the City Council of the City of Rocklin Making Appointment to the Investment Advisory Committee.

**Background:**
The Investment Advisory Committee consists of three members (and one alternate) appointed to alternating three-year terms. The Investment Advisory Committee provides oversight and makes recommendations to the City Treasurer with respect to investment activities and Legislative Policy No. 1.

Currently, there is one vacant seat on the Investment Advisory Committee. The recruitment to fill this vacancy opened on December 5, 2023 and closed on January 5, 2024. One application was received from Mr. Jack Arney to fill the current vacancy.

This appointment is considered a mid-term appointment and will expire on June 30, 2025. Per Chapter 2.36.010 of the Rocklin Municipal Code, members of all City commissions and boards shall be appointed by the Mayor with the consent of the City Council. Confirmation of appointment by the Mayor and City Council finalizes the appointment process.

**Fiscal Impact:**
There is no fiscal impact from the staff recommendation.

**ATTACHMENTS:**
1. Resolution

Resolution No. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN MAKING APPOINTMENT TO THE INVESTMENT ADVISORY COMMITTEE

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin does hereby appoint Jack Arney to the Investment Advisory Committee effective February 13, 2024.

PASSED AND ADOPTED this 13th day of February, 2024 by the following vote:

AYES: Councilmembers
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN: Councilmembers

Greg Janda, Mayor

ATTEST:

Haley Reid
Acting City Clerk

ROCKLIN
CALIFORNIA

# City Council Staff Report

**Subject:** Intention to Annex Stanford Plaza Chipotle (APN 364-090-025-000) into Community Facilities District No. 1

**Date:** February 13, 2024

**Submitted By:** Megan Bressem, Management Analyst
Daniel Choe, Deputy Director of Administrative Services

**Department:** Administrative Services - Finance

**Recommendation:**
Adopt a Resolution of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 89) and to Authorize the Levy of Special Taxes Therein (Stanford Plaza Chipotle, APN 364-090-025-000).

**Background:**
Stanford Plaza Chipotle, Assessor's Parcel Number 364-090-025-000, is a retail commercial property located on the southwest corner of the intersection of Sunset Boulevard and Pebble Creek Drive. The annexation map is included as Attachment 2 for reference. The development of Stanford Plaza Chipotle is conditioned on, among other things, annexation into Community Facilities District (CFD) No. 1. CFD No. 1 finances the operation and maintenance of fire protection and suppression services and ambulance and paramedic services.

The landowner has submitted a petition and waiver letter for CFD No. 1, which requests the annexation to occur and waives some of the procedural requirements for processing the annexation. With the petitions and waivers, the City Council may adopt the resolution of intention (Attachment 1) at this meeting, and proceed with the public hearing and election, and order the annexation at its regular meeting on March 26, 2024.

**Fiscal Impact:**
There is no direct fiscal impact to the General Fund from the staff recommendation. Annexation into CFD No. 1 would allow special taxes to be levied and collected to pay for services provided to the annexation territory.

**ATTACHMENTS:**
1. Resolution
2. Annexation Map

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN OF INTENTION TO ANNEX
TERRITORY TO ROCKLIN COMMUNITY FACILITIES
DISTRICT NO. 1 (ANNEXATION NO. 89)
AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN
(Stanford Plaza Chipotle, APN 364-090-025-000)

The City Council of the City of Rocklin resolves as follows:

Section 1. The City Council finds that there exists in the City of Rocklin a district known as Rocklin Community Facilities District No. 1 (the "CFD") formed and established pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code (Mello-Roos Community Facilities Act of 1982, Government Code section 53311 et seq. (the "Act")).

Section 2. The City Council further finds that the public convenience and necessity require that certain territory be added to the CFD.

Section 3. The territory included in the existing CFD is as shown on the amended maps thereof filed in Book 1 of Maps of Community Facilities Districts to which maps reference is hereby made. The territory proposed to be annexed to the CFD is as shown on the Annexation Map No. 89 to the CFD on file with the City Clerk, the boundaries of which territory are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to cause to be recorded in the office of the Placer County Recorder the Annexation Map No. 89 to the CFD, showing the territory to be annexed, within fifteen days of the date of adopting of this resolution. Said territory is commonly known as Stanford Plaza Chipotle.

Section 4. The public services authorized for the existing CFD are fire protection and suppression services and ambulance and paramedic services. The services to be provided in the territory proposed to be annexed to the CFD are fire protection and suppression services and ambulance and paramedic services as described in section 3 of Resolution No. 86-102 adopted by the Council on May 27, 1986 ("Resolution of Formation"). It is presently intended that the public services shall be shared without preference or priority by the existing territory in the CFD and the territory proposed to be annexed to the CFD.

Section 5. Except where funds are otherwise available, a special tax sufficient to pay for all such services will be annually levied and collected in the same manner as ordinary ad valorem property taxes on each building within the territory proposed to be annexed to the CFD at the following rates:

a) Single family detached - $250.75
b) Condominium - $250.75
c) Multi-family with up to four units - $376.13
d) Multi-family with five or more units - $788.07
e) Commercial - $328.36
f) Light industrial - $394.04

Section 6. Beginning July 1, 2024 and each July 1 thereafter, the maximum annual tax rates assigned to each building category shall be increased to an amount equal to 103% of the amount in effect in the prior year.

Section 7. No alteration in the special tax rate authorized to be levied in the existing CFD shall be made as a result of the proposed annexation.

Section 8. A public hearing on the matter of the proposed annexation to Rocklin Community Facilities District No. 1, and for consideration and final determination of whether the public interest, convenience and necessity require the annexation of territory to the CFD and the levy of special taxes therein, shall be held on March 26, 2024, at 6:00 P.M. in the City of Rocklin Council Chambers, 3970 Rocklin Road, Rocklin, California.

Section 9. The City Clerk is hereby directed to give notice of the hearing in accordance with sections 53339.4, 53322 and 53322.4 of the Act by publication in the Placer Herald once at least seven (7) days prior to the hearing and by first-class mail to each registered voter and each landowner within the territory proposed to be annexed to the CFD at least 15 days before the hearing. The notice shall be substantially in the form specified in section 53339.4 of the Act.

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Greg Janda, Mayor

ATTEST:

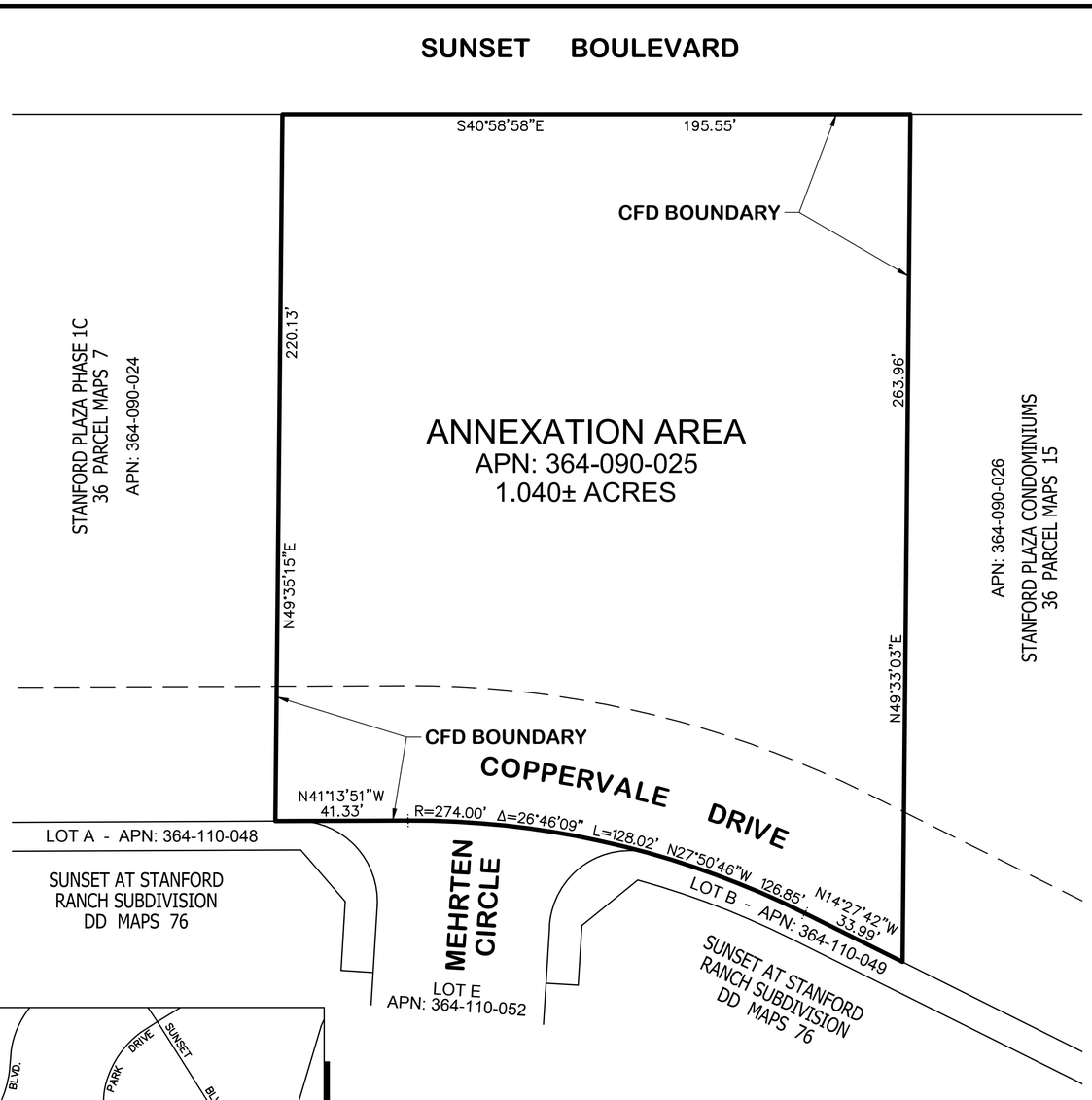
_____
Haley Reid, Acting City Clerk

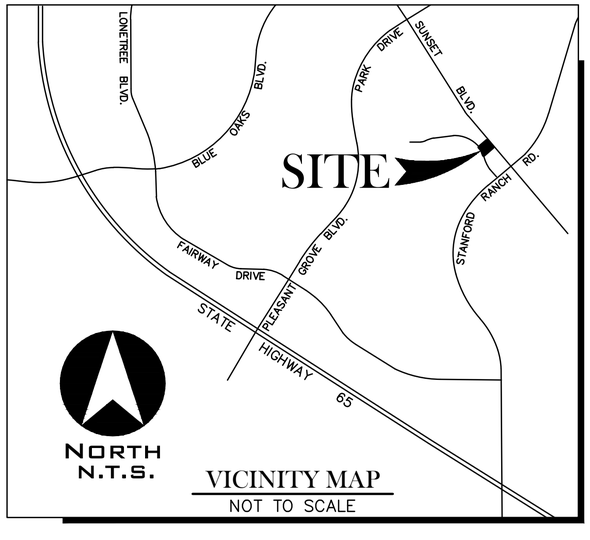
BOOK ___OF COMMUNITY FACILITIES DISTRICT, PAGE ____

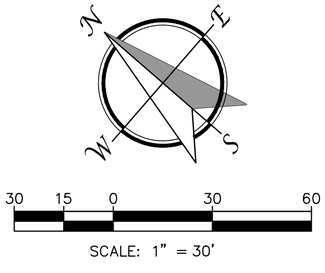
# STANFORD PLAZA CHIPOTLE
# ANNEXATION MAP NO. 89
# COMMUNITY FACILITIES DISTRICT NO. 1

ALL OF PARCEL 2, AS SHOWN ON PARCEL MAP NO. DL2017–0006, "STANFORD PLAZA PHASE 1C", FILED IN BOOK 36 OF PARCEL MAPS, AT PAGE 7 LYING IN THE SECTION 14, TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M. CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA

DECEMBER 2023




## BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHEASTERLY BOUNDARY OF PARCEL 2, AS SHOWN ON THE PARCEL MAP FOR "STANFORD PLAZA PHASE 1C", PARCEL MAP NO. DL2017–0006, FILED IN BOOK 36 OF PARCEL MAPS, AT PAGE 7, PLACER COUNTY RECORDS, THE BEARING OF WHICH IS GIVEN AS N49°33'03"E.

RSC ENGINEERING
1420 ROCKY RIDGE DR.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

## NOTES:

REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 1, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA", FILED THE 3RD DAY OF APRIL, 1987, AT THE HOUR OF 9:12 A.M. IN BOOK 1 OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE 2, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY Of PLACER, STATE OF CALIFORNIA, WHICH THIS ANNEXATION MAP AFFECTS.

## CITY CLERK'S STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 202__.

_____
HALEY REID
ACTING CITY CLERK OF THE CITY OF ROCKLIN

## CITY COUNCIL'S STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 89 TO COMMUNITY FACILITIES DISTRICT NO. 1, CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN, AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 202___, BY ITS RESOLUTION NO. _____.

_____
HALEY REID
ACTING CITY CLERK OF THE CITY OF ROCKLIN

## RECORDER'S STATEMENT

FILED THIS ____ DAY OF _____, 202___, AT THE HOUR OF _____ O'CLOCK ___M. IN BOOK _____ OF MAPS OF COMMUNITY FACILITIES DISTRICT, AT PAGE _____ , IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

RYAN RONCO
PLACER COUNTY RECORDER

BY: _____
DEPUTY

FILE NO. _____

FEE: _____

SHEET 1 OF 1

ROCKLIN
CALIFORNIA

# City Council Staff Report

**Subject:** Various Personnel Updates

**Date:** February 13, 2024

**Submitted By:** Tameka Usher, Administrative Services

**Department:** Administrative Services - Human Resources

**Recommendation:**

A. Adopt a Resolution of the City Council of the City of Rocklin Repealing and Replacing Resolution No. 2023-155 Designating Representatives to the Northern California Cities Self Insured Fund Board of Directors.
B. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Classification Reallocation and Revised Salary Schedule for the Rocklin Police Officers' Association.
C. Adopt a Resolution of the City Council of the City of Rocklin to Approve a Side Letter of Agreement to the Memorandum of Understanding Between the City of Rocklin and the Rocklin Police Officers' Association.
D. Adopt a Resolution of the City Council of the City of Rocklin to Adopt a Revised Management Salary Schedule.

**Background:**

NCCSIF Board Position

The City of Rocklin (City) is a member of the Northern California Cities Self Insured Fund (NCCSIF). NCCSIF is an association of cities and towns joined to protect member assets by stabilizing risk costs and providing members with broad coverage and quality services in risk management and claims management. On October 10, 2023, the City Council designated the Management Analyst of the Administrative Services Department as the City's representative to the NCCSIF Board of Directors and the Senior Management Analyst from the Administrative Services Department as the alternate representative. Given recent assignment changes, staff recommends that the Director of Administrative Services be designated as the City's NCCSIF Board of Directors representative and the Management Analyst from the Administrative Services Department be designated as the alternate representative.

Police Salary Schedule

The Police Department has two regular part-time positions, one Police Clerk (position number 947) and one Evidence and Property Technician (position number 547). Currently, both positions are vacant. After a review of the department's operational needs, staff recommends reclassifying and reallocating both regular part-time positions to the Assistant Evidence and Property Technician classification.

Staff recommends that the classification of the Assistant Evidence and Property Technician classification be placed at salary range NSP7 ($57,732-$78,683) on the Police Salary Schedule and the salary be set consistent with the hourly equivalent salary.

Staff has satisfied the meet and confer obligation with the RPOA regarding the proposed changes in accordance with the City of Rocklin Employee-Employer Resolution.

Title 2 of the California Code of Regulations, section 570.5 requires the City's salary schedules to be adopted at a public meeting.

RPOA Side Letter

Given a request by the Rocklin Police Officers' Association (RPOA), staff recommends two articles be amended to the RPOA Memorandum of Understanding. Staff recommends the following amendments:

- Amend Section IV, Article 33, 33.3.1 Sign-up Limitations and 33.3.6 Maximum Sign-up. The current wording includes a limitation of one employee per week. The amended side letter will ensure that all dispatch staff have the opportunity to sign-up for extended Paid Time Off (PTO).
- Amend Section V Article 41, 41.5.3, Work Hours and Schedules. Staff is recommending deleting Sections 41.5.3 and 41.5.4. The Police Department would like to eliminate the rotation of shifts after a two-year period; after contacting surrounding law enforcement agencies, it was found the industry standard has shifted to open bidding with no mandatory rotations.

Management Salary Schedule

On January 9, 2024, the City Council approved a City Attorney employment agreement (via Resolution No. 2024-014), which included an annual salary of $225,000. Therefore, staff recommends adopting the revised Management Salary Schedule to reflect the City Attorney salary of $225,000.

Title 2 of the California Code of Regulations, section 570.5 requires the City's salary schedules to be adopted at a public meeting.

**Fiscal Impact:**

The recommended change on the Police Salary Schedule has a fiscal impact to the General Fund of approximately $13,000 per year. In the current fiscal year, this will be offset with projected operational savings. There are no direct fiscal impacts anticipated from the other three staff recommendations.

**ATTACHMENTS:**

1. Resolution A
2. Resolution B
3. Resolution B Exhibit 1 - Police Salary Schedule
4. Resolution C
5. Resolution C Exhibit 1 - RPOA Signed Side Letter
6. Resolution D
7. Resolution D Exhibit 1 - Management Salary Schedule

RESOLUTION NO. 2024-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
REPEALING AND REPLACING RESOLUTION NO. 2023-155 DESIGNATING REPRESENTATIVES TO THE NORTHERN CALIFORNIA CITIES SELF INSURED FUND BOARD OF DIRECTORS

WHEREAS, the City of Rocklin is a member of the Northern California Cities Self Insured Fund (NCCSIF); and

WHEREAS, by Resolution No. 2023-155 passed on October 10, 2023, the City Council of the City of Rocklin designated the Management Analyst from the Administrative Services Department as the representative to the NCCSIF Board of Directors and the Senior Management Analyst from the Administrative Services Department as the alternate member; and

WHEREAS, the City Council of the City of Rocklin wishes to repeal and replace Resolution No. 2023-155 to designate the Director of Administrative Services as the representative to the NCCSIF Board of Directors and the Management Analyst from the Administrative Services Department as the alternate member.

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

Section 1. The City Council designates the Director of Administrative Services as the representative to the Northern California Cities Self Insured Fund Board of Directors and the Management Analyst from the Administrative Services Department as the alternate member.

PASSED AND ADOPTED this 13th day of February 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Greg Janda, Mayor

ATTEST:

Haley Reid, Acting City Clerk

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
TO APPROVE A CLASSIFICATION REALLOCATION AND REVISED SALARY SCHEDULE FOR THE ROCKLIN POLICE OFFICERS' ASSOCIATION.

WHEREAS, staff recommends the regular part-time Police Clerk and one Evidence and Property Technician classification title be changed to Assistant Evidence and Property Technician; and

WHEREAS, HR determined the classification should be assigned to the Police Salary Schedule, Salary Range NSP7 ($57,732 - $78,683); and

WHEREAS, the retitle of a classification requires an update to the respective salary schedules.

WHEREAS, the recommended changes require an update to the Police Officers Association Salary Schedule.

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

Section 1. Effective February 13, 2024 the City Council approves the reallocation of 0.50 FTE vacant Police Clerk (position number 947) to an Assistant Evidence and Property Technician; an 0.50 FTE vacant Evidence and Property Technician (position number 547) to an Assistant Evidence and Property Technician.

Section 1. Effective February 13, 2024, the updated Police Salary Schedule B attached hereto as Exhibit "1" are adopted.

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Greg Janda, Mayor

ATTEST:

Haley Reid, Acting City Clerk

**City of Rocklin**
**Police Salary Schedule B**
**Effective February 13, 2024**

| Classification | Range | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 | Step 7 | Step 8 | Step 9 | Step 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Police Sergeant | SP 1 | 111,943 | 115,862 | 119,917 | 124,114 | 128,458 | 132,954 | 137,607 | 142,423 | 147,408 | 152,567 |
| Police Officer | SP 2 | 91,055 | 94,242 | 97,540 | 100,954 | 104,488 | 108,145 | 111,930 | 115,848 | 119,902 | 124,099 |
| Public Safety Dispatch Supervisor | NSP0 | 78,680 | 81,433 | 84,284 | 87,234 | 90,287 | 93,447 | 96,717 | 100,102 | 103,606 | 107,232 |
| Crime Analyst | NSP1 | 76,257 | 78,926 | 81,688 | 84,548 | 87,507 | 90,569 | 93,739 | 97,020 | 100,416 | 103,931 |
| Senior Public Safety Dispatcher | NSP2 | 73,192 | 75,754 | 78,405 | 81,149 | 83,989 | 86,929 | 89,971 | 93,120 | 96,380 | 99,753 |
| Community Service Officer<br>Police Community Program Coordinator<br>Police Records Supervisor<br>Police Technical Assets Coordinator<br>Public Safety Dispatcher II | NSP3 | 68,084 | 70,467 | 72,933 | 75,486 | 78,128 | 80,862 | 83,693 | 86,622 | 89,654 | 92,792 |
| Senior Records Clerk | NSP4 | 65,078 | 67,356 | 69,714 | 72,154 | 74,679 | 77,293 | 79,998 | 82,798 | 85,696 | 88,695 |
| Evidence and Property Technician | NSP5 | 63,506 | 65,728 | 68,029 | 70,410 | 72,874 | 75,425 | 78,065 | 80,797 | 83,625 | 86,552 |
| Public Safety Dispatcher I<br>Animal Control Officer | NSP6 | 58,902 | 60,963 | 63,097 | 65,305 | 67,591 | 69,957 | 72,405 | 74,939 | 77,562 | 80,277 |
| Assistant Evidence and Property Technician | NSP7 | 57,732 | 59,753 | 61,844 | 64,009 | 66,249 | 68,568 | 70,968 | 73,452 | 76,023 | 78,683 |
| Police Records Clerk | NSP8 | 56,096 | 58,059 | 60,091 | 62,194 | 64,371 | 66,624 | 68,956 | 71,370 | 73,868 | 76,453 |
| Police Officer Trainee | NSP8 | 56,096 | | | | | | | | | |

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
TO APPROVE A SIDE LETTER OF AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ROCKLIN AND THE ROCKLIN POLICE OFFICERS' ASSOCATION

WHEREAS, the City of Rocklin (City) and the Rocklin Police Officers' Association (Union) (collectively, "the Parties") are parties to a Memorandum of Understanding (MOU) establishing the terms and conditions of employment between the City and employees in the Union for the period of July 1, 2022 to June 30, 2025 by Resolution No. 2022-129; and

WHEREAS, Article 33.3.1 and Article 33.3.6 of the MOU describe the sign-up limitations for extended paid time off (PTO) and the maximum sign-ups allowed for extended PTO; and

WHEREAS, as currently written, Article 33.3.1 and Article 33.3.6 of the MOU limit the selection opportunities and allow for extended PTO to be unevenly distributed amongst employees; and

WHEREAS, Article 41.5.3 and Article 41.5.4 of the MOU describe a mandatory shift rotation for non-sworn employees at least one (1) time within a two (2) year period; and

WHEREAS, the City and the Union have met and conferred and agree to amend Articles 33.3.1, 33.3.6, and delete 41.5.3 and 41.5.4, of the July 1, 2022 to June 30, 2025 MOU, which will include an alternative extended PTO and maximum sign-ups allowed for extended PTO procedure, and remove verbiage pertaining to the mandatory shift rotation for non-sworn employees.

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

Section 1. Effective February 13, 2024, the City Council approves and authorizes the City Manager to sign the Side Letter of Agreement attached hereto as Exhibit 1, between the City of Rocklin and the Rocklin Police Officers' Association as provided herein.

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Greg Janda, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

DocuSign Envelope ID: 003BB13B-1371-476D-91E7-FC0C1EB1223E

**AGREEMENT**

Section IV, Article 33, 33.3.1 Sign-Up Limitations and 33.3.6 Maximum Sign-Up

**33.3.1**

For all employees except sworn employees assigned to Patrol, sign-ups for extended PTO will be limited to one employee per week for each classification.

Exception: For all employees classified as Senior Public Safety Dispatcher/Dispatcher I/II, sign-ups for extended PTO will reflect the current staffing level to ensure each employee has the maximum opportunity for extended PTO, which may allow for two employees to be off on the same week. The additional weeks posted shall not be during Prime Time.

**33.3.6**

Maximum Sign-up: Two (2) weeks during Prime Time; unlimited outside Prime Time. However, for sworn officers assigned to Patrol, the maximum sign-up for each sign-up opportunity is one week during Prime Time and two (2) weeks outside of Prime Time.

For all employees classified as Senior Public Safety Dispatcher/Dispatcher I/II, the maximum sign-up for each sign-up opportunity is two (2) weeks during Prime Time.

The sign-up opportunities shall be divided into three rounds of sign-ups.

- In the first round, the maximum sign-up opportunity shall be four (4) weeks per sign up.
- In the second round, the maximum sign-up opportunity shall be two (2) weeks per sign-up.
- The third round shall be unlimited.

Section V, Article 41, 41.5.3, Work Hours and Schedules

~~**41.5.3**~~

~~Each non-sworn employee must rotate to another shift at least one (1) time within a two (2) year period. This rotation will be mandatory for all classifications whose function must be provided twenty-four (24) hours per day, seven (7) days per week.~~

~~**41.5.4**~~

~~In the event there is no available slot for an employee who must change shifts due to mandatory shift rotation, the least senior employee on an appropriate shift who is not on mandatory shift rotation will be bumped and assigned to another shift.~~

FOR THE UNION:

DocuSigned by:
Jeff Kozak
ADFF2E5A097642A...

Jeffrey Kozak, President
Rocklin Police Officers' Association

Date: 1/11/2024 | 11:31 AM PST

FOR THE CITY:

_____

Aly Zimmermann, City Manager
City of Rocklin

Date: _____

RESOLUTION NO. 2024-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
TO ADOPT A REVISED MANAGEMENT SALARY SCHEDULE

WHEREAS, on January 9, 2024, the City Council approved the City Attorney employment agreement, which included an annual salary of $225,000; and

WHEREAS, the agreed upon salary requires an update to the Management Employees Salary Schedule.

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

Section 1. Effective February 13, 2024, the updated Management Salary Schedule attached hereto as Exhibit 1 is adopted.

PASSED AND ADOPTED this 13th day of February 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Greg Janda, Mayor

ATTEST:

Haley Reid, Acting City Clerk

CITY OF ROCKLIN
MANAGEMENT SALARY SCHEDULE B
(Annual Salary)
Effective February 13, 2024

| Classification | Range | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Associate Management Analyst | 5 | 74,452 | 77,057 | 79,755 | 82,546 | 85,435 | 88,425 | 91,520 | 94,723 | 98,039 | 101,470 |
| Payroll Administrator | 6 | 76,313 | 78,984 | 81,748 | 84,610 | 87,571 | 90,636 | 93,808 | 97,091 | 100,490 | 104,007 |
| Code Enforcement Program Manager<br>Management Analyst<br>Manager of Police Records and Communications | 15 | 95,304 | 98,640 | 102,093 | 105,666 | 109,364 | 113,192 | 117,154 | 121,254 | 125,498 | 129,890 |
| Principal Information Technology Analyst | 16 | 97,687 | 101,106 | 104,645 | 108,307 | 112,098 | 116,022 | 120,082 | 124,285 | 128,635 | 133,137 |
| Parks and Recreation Manager<br>Public Services Manager | 17 | 100,129 | 103,634 | 107,261 | 111,015 | 114,901 | 118,922 | 123,084 | 127,392 | 131,851 | 136,466 |
| City Clerk<br>Manager of Building Services<br>Principal Planner<br>Senior Engineer<br>Senior Management Analyst | 18 | 102,632 | 106,225 | 109,942 | 113,790 | 117,773 | 121,895 | 126,162 | 130,577 | 135,147 | 139,878 |
| Manager of Planning Services | 19 | 105,198 | 108,880 | 112,691 | 116,635 | 120,717 | 124,943 | 129,316 | 133,842 | 138,526 | 143,374 |
| Principal Management Analyst | 20 | 107,828 | 111,602 | 115,508 | 119,551 | 123,735 | 128,066 | 132,548 | 137,188 | 141,989 | 146,959 |
| Information Technology Manager | 22 | 113,287 | 117,252 | 121,356 | 125,603 | 129,999 | 134,549 | 139,259 | 144,133 | 149,177 | 154,399 |
| Chief Building Official | 23 | 116,119 | 120,183 | 124,390 | 128,743 | 133,249 | 137,913 | 142,740 | 147,736 | 152,907 | 158,259 |
| Assistant City Attorney<br>Deputy Director of Administrative Services | 26 | 125,048 | 129,424 | 133,954 | 138,643 | 143,495 | 148,517 | 153,716 | 159,096 | 164,664 | 170,427 |
| City Engineer | 27 | 128,174 | 132,660 | 137,303 | 142,109 | 147,082 | 152,230 | 157,558 | 163,073 | 168,781 | 174,688 |

| Classification | Range | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Deputy Fire Chief | 31 | 141,480 | 146,432 | 151,557 | 156,861 | 162,352 | 168,034 | 173,915 | 180,002 | 186,302 | 192,823 |
| Director of Community Development<br>Director of Parks and Recreation | 32 | 145,017 | 150,093 | 155,346 | 160,783 | 166,410 | 172,235 | 178,263 | 184,502 | 190,960 | 197,643 |
| Director of Public Services | 34 | 152,358 | 157,691 | 163,210 | 168,923 | 174,835 | 180,954 | 187,287 | 193,843 | 200,627 | 207,649 |
| Police Captain | 35 | 156,167 | 161,633 | 167,290 | 173,146 | 179,206 | 185,478 | 191,970 | 198,689 | 205,643 | 212,840 |
| Director of Administrative Services | 36 | 160,072 | 165,674 | 171,473 | 177,474 | 183,686 | 190,115 | 196,769 | 203,656 | 210,784 | 218,161 |
| Assistant City Manager | 38 | 168,175 | 174,061 | 180,154 | 186,459 | 192,985 | 199,739 | 206,730 | 213,966 | 221,455 | 229,206 |
| Fire Chief<br>Police Chief | 40 | 176,689 | 182,873 | 189,274 | 195,898 | 202,755 | 209,851 | 217,196 | 224,798 | 232,666 | 240,809 |

| | Salary | Resolution No. | Date Adopted |
|---|---|---|---|
| City Attorney | 225,000 | 2024-014 | 01/09/2024 |
| City Manager | 262,080 | 2023-166 | 10/10/2023 |

ROCKLIN
CALIFORNIA

# City Council Staff Report

**Subject:** University Square / Design Review - DR2022-0002, and Conditional Use Permit, U2022-0001

**Date:** February 13, 2024

**Submitted By:** David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

**Department:** Community Development

**Recommendation:**
Conduct a Public Hearing to Consider Testimony.

A. Adopt a Resolution of the City Council of the City of Rocklin Approving a Design Review (University Square / DR2022-0002).
B. Adopt a Resolution of the City Council of the City of Rocklin Approving a Conditional Use Permit (University Square / U2022-0001).

**Background:**
The staff report for this item is included as Attachment 1 in order to maintain the integrity of the formatting.

**ATTACHMENTS:**
1. Staff Report - University Square
2. Resolution A - Design Review
3. Resolution A Exhibit A - Design Review
4. Resolution B - Conditional Use Permit

# City Council Regular Meeting
# Staff Report

**Subject**: University Square
Design Review, DR2022-0002
Conditional Use Permit, U2022-0001

**Date:** February 13, 2024

**Submitted By:** David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

**Department:** Community Development

**Recommendation:**
The Planning Commission and staff recommend approval of the following:

A. Resolution of the City Council of the City of Rocklin Approving a Design Review (University Square / DR2022-0002)

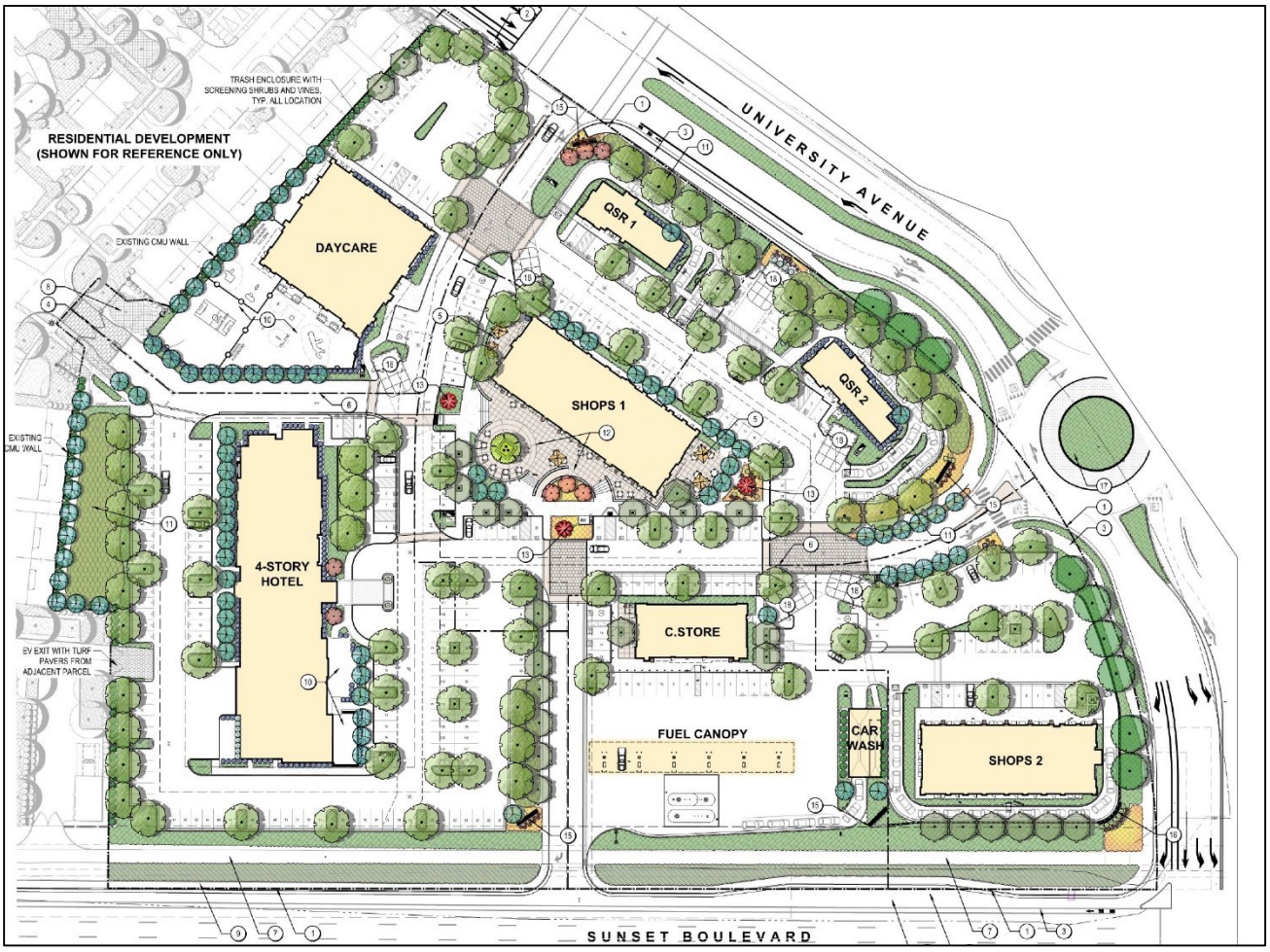
B. Resolution of the City Council of the City of Rocklin Approving a Conditional Use Permit (University Square / U2022-0001)

**Proposal/Application Request:**
This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction of a commercial center, including a gas station with convenience store and carwash, a hotel, a daycare, two quick serve restaurants (QSR) with drive-throughs, and two shops/pad buildings (one with a drive-through), along with associated site improvements, including parking, landscaping, and pedestrian amenities/outdoor dining, on seven (7) lots (**Figure 1**).

The project requires a Conditional Use Permit (CUP) for four project components, consistent with the Northwest Rocklin General Development Plan. These are as follows:

1) Building height exceeding 30 feet within the Planned Development Commercial (PD-C) zoning district (proposed hotel building);
2) Operation of “Hotel/Lodging” within the PD-C zoning district;
3) Operation of “Car Wash” (Stand alone or with a Gas Station) within the PD-C zoning district; and
4) Operation of “Day Care Facilities” within the PD-C zoning district.

**Figure 1. Project Design**




**Project Location/Description:**
The subject site is located on the southerly 10-acre portion of a 30-acre site at the northwest corner of Sunset Boulevard and University Avenue, Assessor's Parcel Number (APN) 017-276-007 (portion) (**Figures 2 and 3**).

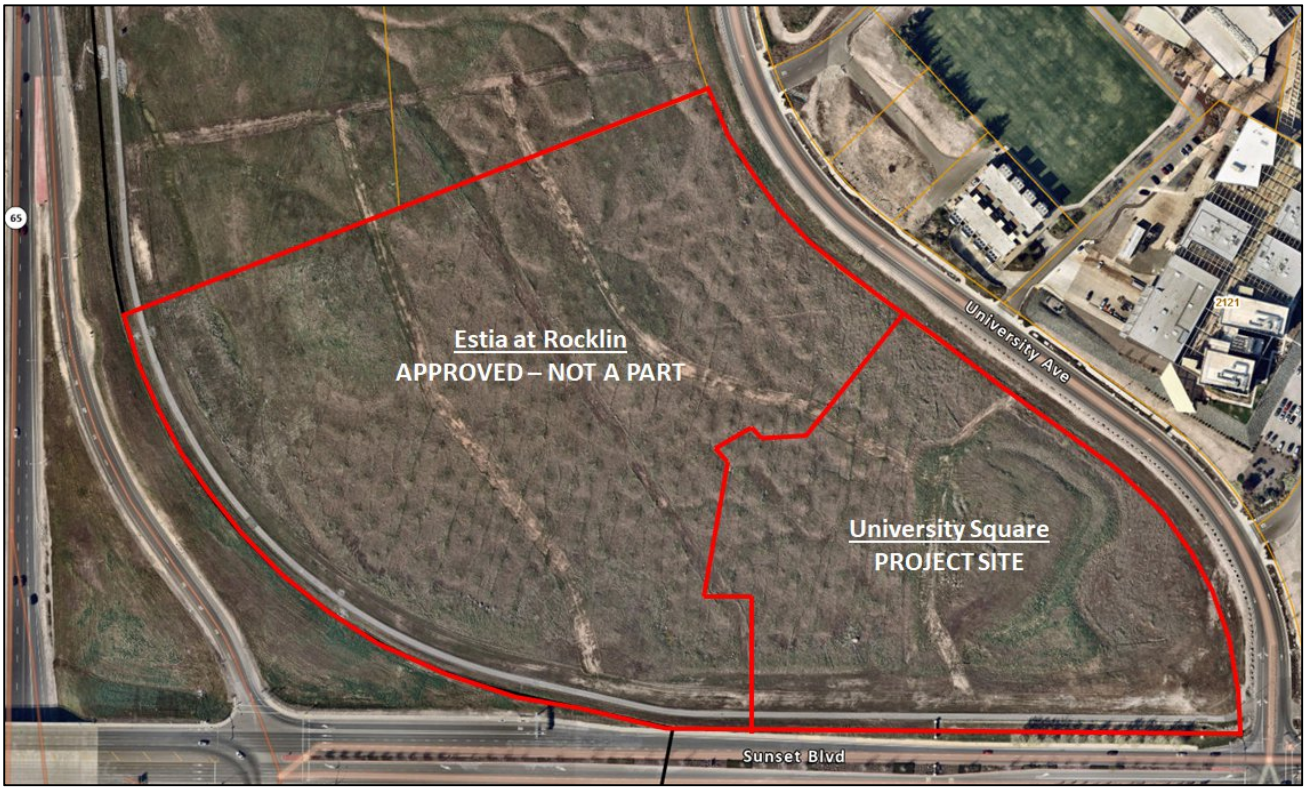
The 30-acre site is characterized by rocky and uneven terrain gently sloping to the northwest. There is an approximately ten (10) foot wide sewer access road along the south and western boundaries of the parcel along the Sunset Boulevard and State Route 65 (SR-65) frontages. Culverts were installed along the utility road to ensure appropriate drainage, and a rock lined storm drainage feature is located along the southeast portion of this road, to direct storm water runoff in to the City's storm drain system. A soils stockpile exists in the southeast corner of the property.

The property is comprised primarily of annual grassland dominated by non-native annual grasses and forbs and much of it has been previously disturbed. Annual grasslands are interspersed with a number of vernal pools (0.456 acre) as well as two seasonal wetland swales (0.129 acre) that flow north towards an unnamed off-site tributary to Pleasant Grove Creek. There are no trees located on the project site.

**Figure 2. Project Location**




**Figure 3. Project Site**



**Project Applicant and Ownership:**
The applicant is Jeffrey Thompson with Morton and Pitalo, Inc. The property owner is TI Investors of Rocklin Holding Company LLC.

**Summary of Planning Commission Hearing and Action:**
On December 12, 2023, the Planning Commission (Commission) considered the proposed project. Following a presentation from staff and a statement from the applicant, the Commission had some questions about phasing of the project and when the different project components would be required to be constructed. Staff referenced the project phasing plan, which states that the first phase would include construction of the full common drive aisle and the gas station/carwash component of the project. As proposed, the project phasing plan is consistent with the requirements of the Estia at Rocklin project to the northwest, which is tied to the development of the University Square project (see additional details below).

Following this discussion, the Commission opened the public hearing. There were no public comments. The Commission then closed the public hearing and began deliberations. The Commission stated that the Architectural Review Committee (ARC) had done a good job in helping the project to achieve architectural compatibility with the University Architectural District. The Commission said they were in support of the project and that the interface between University Square and Estia at Rocklin had been well designed. The Planning Commission voted 4-0 (one member absent) to recommend the project to the City Council for approval.

**Site Background:**
The 30-acre project property was annexed into the City of Rocklin as part of the Northwest Rocklin Annexation Area in 2004. Originally part of the William Jessup University (now Jessup University) property, the site was created as a separate lot through a 2004 parcel map that also established the right-of-way for University Avenue.

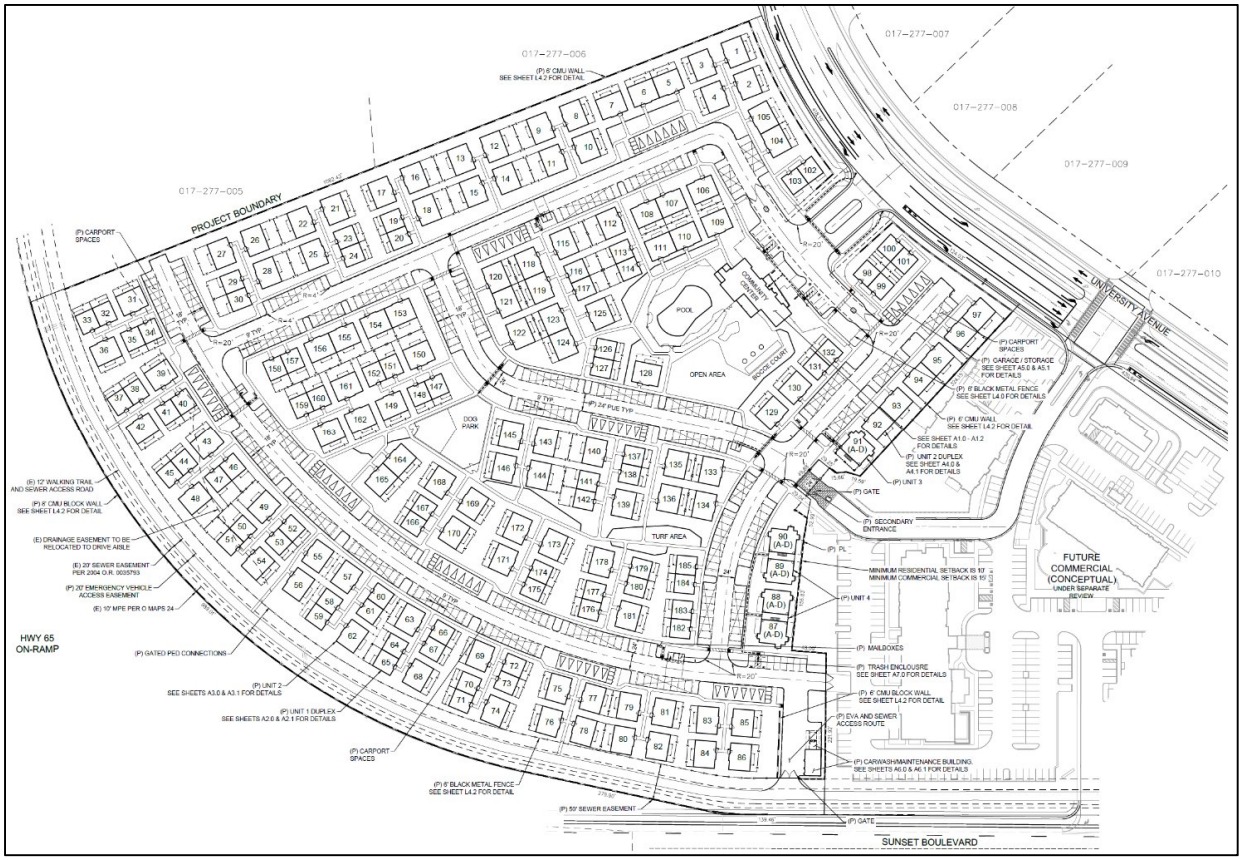
In 2005-2006, a paved utility road with associated drainage improvements was installed along the south and western boundaries of the parcel as part of a sewer project by the South Placer Municipal Utility District (SPMUD), and excess soils from that project were stockpiled in the southeast corner of the property.

In 2007, an application for a 287,000 square foot retail project called Rocklin Marketplace was submitted by a previous owner. The project was envisioned as a multiple major tenant-anchored shopping center with at least three casual dining or full-service restaurants and significant pedestrian amenities, including a large central plaza. However, the application never moved beyond the initial submittal as it was determined to be incomplete for processing and the applicant did not respond to requests for additional information. Due to inactivity, the application was eventually deemed to have been withdrawn.

In 2022, the City Council approved a General Plan Amendment, General Development Plan, Rezone, and other entitlements to allow for a residential development on the northwestern 20-acre portion of the 30-acre site, while retaining the southeastern 10 acres for commercial development. The approved residential component, called Estia at Rocklin (DR2022-0012), originally provided for the development of a 181 unit, for-rent multi-family development. In 2023, a modification to the project was approved to increase the total number of units to 200

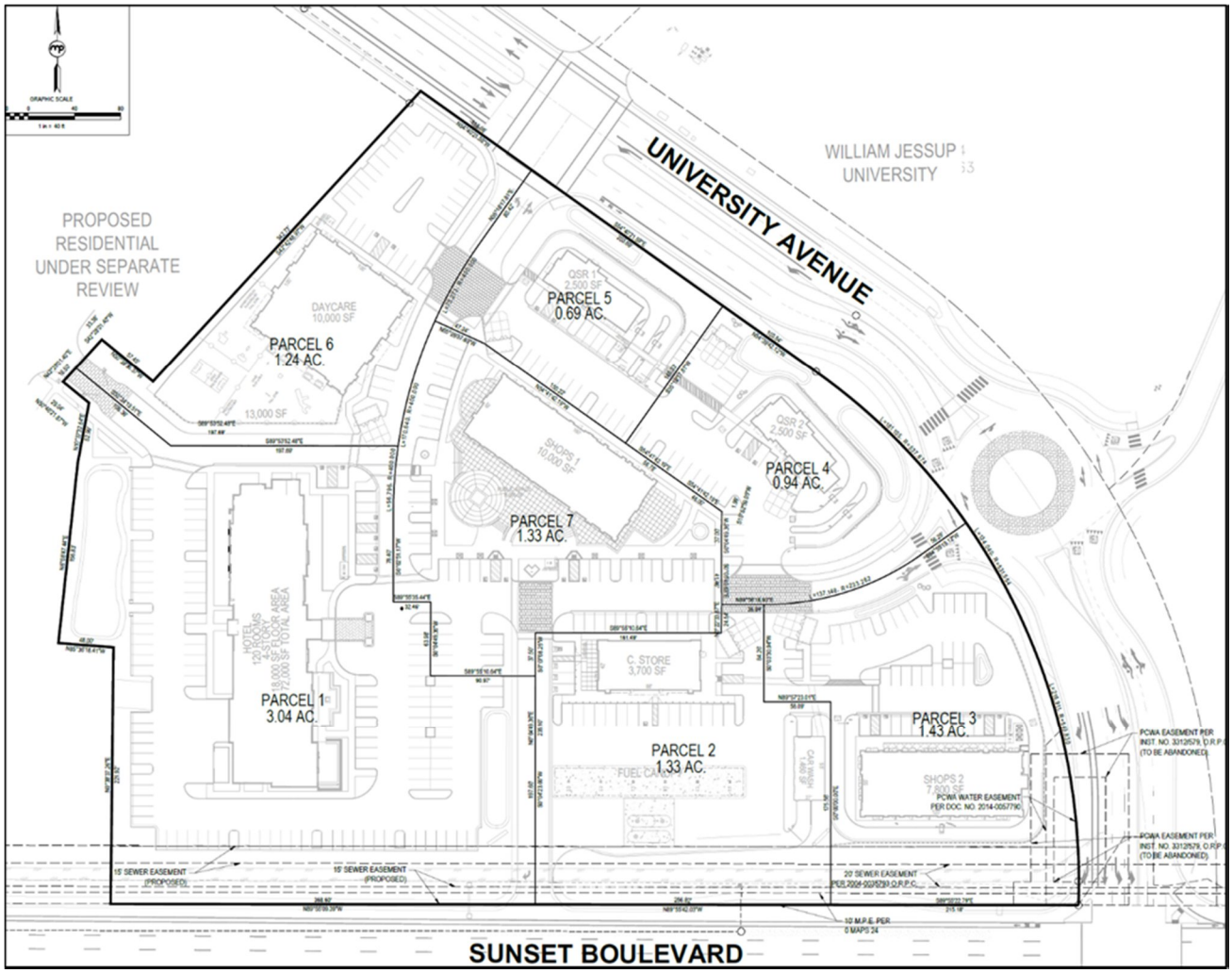
(**Figure 4**). The Estia at Rocklin project was conditioned to require it to be built concurrently with the commercial parcel (the University Square project). As such, the residential project and the commercial project are considered linked and equivalent to a horizontal mixed-use development.

**Figure 4. Approved Estia at Rocklin Project (Not A Part)**




Additionally, on April 18, 2023, the Planning Commission approved a tentative parcel map to subdivide the 10-acre commercial parcel created by the Estia at Rocklin parcel map into seven lots, consistent with the Design Review and Conditional Use Permit applications that are the subject of this staff report. The project applicant had indicated that they needed to move the tentative parcel map forward more quickly to comply with contractual obligation with the seller of the property. The approved Tentative Map is included as **Figure 5**.

**Figure 5. Tentative Parcel Map**



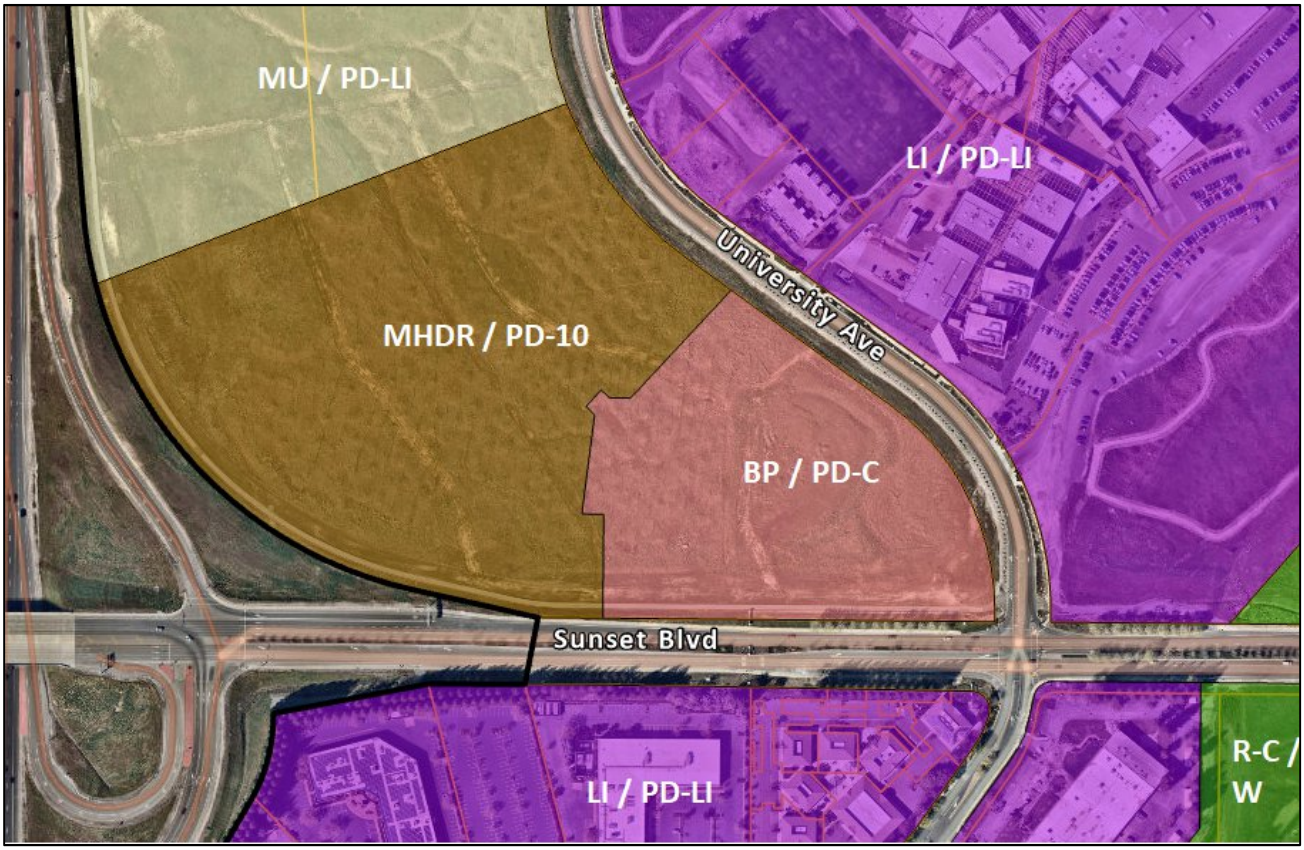

**Surrounding Uses:**
The project site is located to the north of Sunset Boulevard, to the west of University Avenue and to the east of SR-65. To the north of the project site is undeveloped property designated as Mixed Use (MU) and farther north is property designated as Recreation/Conservation (R/C) containing a small pond. To the east, across University Avenue, is Jessup University and undeveloped land owned by Jessup University that is designated as Light Industrial. To the south is Sunset Boulevard with the Atherton Tech Center located beyond, and to the west is the northbound Sunset Boulevard on-ramp to SR-65, SR-65 itself, and partly developed land within unincorporated Placer County beyond.

See **Table 1** and **Figure 6** for surrounding land uses and zoning districts.

**Table 1. Surrounding Uses**

| | Current Use | Current General Plan / Zoning |
|---|---|---|
| Project Site | Vacant | Business Professional (BP) / Planned Development Commercial (PD-C) |
| North | William Jessup University | Light Industrial (LI) / Planned Development Light Industrial (PD-LI) |
| South | Atherton Tech Center | Light Industrial (LI) / Planned Development Light Industrial (PD-LI) |
| East | Vacant | Light Industrial (LI) / Planned Development Light Industrial (PD-LI) |
| West | Estia at Rocklin | Medium High Density Residential (MHDR) / Planned Development, 10 Units Per Acre (PD-10) |

**Figure 6. Current General Plan/Zoning**



**General Plan and Zoning Compliance:**
The 10 acres that comprise the University Square project site have a Business Professional (BP) land use designation and is zoned Planned Development Commercial (PD-C). Subject to approval of the proposed conditional use permit (CUP) discussed in detail below, the project is consistent with both the BP land use designation and the PD-C zoning.

**Design Review and Conditional Use Permit Entitlements Review:**
Pursuant to the City of Rocklin Municipal Code (RMC), conditional use permits and design reviews are discretionary entitlements that provide an opportunity for the City and outside agencies to analyze proposed development, and determine if the proposal is consistent with applicable land use designations, zoning and other applicable codes and standards. The proposal is also reviewed for compatibility with nearby existing development and allowed future uses. The Planning Commission, and in some cases City Council, consider that information and act on the proposal. Conditional Use Permits allow review of the operational aspects of a proposed use such as possible noise, odor, traffic or other potentially negative impacts to ensure compatibility with surrounding land uses. Conditional Use Permits are also sometimes required to approve increases in building heights beyond what is allowed by right in the zone district.

With Design Review, staff analyzes the site design; access, circulation and parking; landscaping; walls and fences; architecture; and signage for compliance with the Citywide Design Review Criteria and other City codes and standards such as the provision of adequate on-site parking. Design Review is generally the analysis of the aesthetics of a development and how it fits within the context of the surrounding area.

Historically, staff and the Planning Commission have been charged with reviewing development proposals as noted above, for consistency with land use, zoning, and design review guidelines, and for compatibility with surrounding development. When establishing land use and zoning designations on a broad scale such as during the development or update of a City-wide General Plan, or on a slightly lesser scale during the development or update of a General Development Plan, overall factors such as land use balance, compatibility and fiscal considerations are analyzed and considered. Generally speaking, projects that involve just Conditional Use Permit and Design Review entitlements are analyzed specific to the items discussed in the above paragraphs and do not involve an in-depth review of land use balance or fiscal considerations such as the desirability of a particular use in support of the overall long-term economic goals of the City.

**Conditional Use Permit:**
As previously discussed, the project requires a CUP for four project components, consistent with the Northwest Rocklin General Development Plan. The CUP allows the proposed use to be evaluated and a determination made as to whether it would be an appropriate and compatible use in this location.

These four components of the CUP are as follows:

1) **Building height exceeding 30 feet within the Planned Development Commercial (PD-C) zoning district (proposed hotel building)**
The Northwest Rocklin General Development Plan (GDP) states that the maximum building height within the PD-C zoning district is 30 feet with a maximum of three (3) stories. However, the GDP states that the maximum building height may be increased to 55 feet for developments along SR-65, subject to approval of a Conditional Use Permit. Additionally, Rocklin Municipal Code Section 17.08.060, states the following:

> ***17.08.060 - Height regulation applicability—Exceptions.***
> *The height regulations specified for the various zones in this title shall be subject to the height regulations and exceptions in this chapter, except that where chimneys, silos, cubicles, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances are permitted in the zone, height limits may be exceeded by a use permit.*

As stated, this exception allows for towers and other similar structural features to exceed the maximum heights specified in applicable zoning standards, subject to approval of a CUP. The long-standing interpretation is that these types of features can be exempted from height standards for all zoning districts, including planned developments, through this use permit process.

The bulk of the proposed hotel in the western portion of the site would be constructed at approximately four stories and 48 feet in height. The tower elements with angled roofs would be just under 58 feet high at the peak of the roofs. The tower elements were added at the direction of the ARC to give the building more interest and architectural appeal.

The nearest existing building to the proposed hotel is one of the office buildings in the Atherton Tech Center, located approximately 400 feet to the south across Sunset Boulevard. The nearest approved residential building, would be in the Estia at Rocklin project, and would be located approximately 150 feet west of the hotel. The nearest proposed nonresidential building is the proposed daycare facility, which would be constructed approximately 80 feet north of the hotel. Due to the hotel's location in relation to other existing, entitled, and proposed structures, it is anticipated that the proposed hotel's height would have a minimal impact on surrounding uses and buildings. Additionally, the distinctive tower element on the front and rear elevations of the hotel has a significant positive impact on the appearance and aesthetics of the building, consistent with the direction from the ARC. Therefore, the Planning Commission and staff recommend approval of the conditional use permit to allow the requested deviation of the building height to exceed 30 feet.

2) **Operation of "Hotel/Lodging" within the PD-C zoning district**

The proposed hotel would be four stories tall and would include 120 guest rooms. The facility would be located in the southwestern portion of the center adjacent to Sunset Boulevard, an arterial roadway which links Rocklin to nearby SR-65. Because the project is consistent with the site's General Plan land use and zoning designations, the anticipated circulation and traffic generation impacts related to a hotel are similar to those analyzed as part of the original Northwest Rocklin General Development Plan as well as the Rocklin General Plan, and are consistent with the land use / traffic assumptions for the site used when designing and building the roadway network. The project would not, therefore, result in any significant or unanticipated traffic impacts.

As discussed previously, the property to the east of the project site is approved for development of the Estia at Rocklin project, a 200-unit for-rent residential project which was approved in 2022 and 2023. The nearest of these residential units would be located approximately 150 feet west of the hotel, on the opposite side of a 6-foot-tall CMU block wall to be constructed with the Estia at Rocklin project. Generally, hotels are considered to be relatively quiet uses unless they contain significant ballroom or large meeting facilities. The proposed hotel would include two small meeting / function rooms and a common area space open to all guests. There would also be two exterior patio areas, but no swimming pool is proposed. The meeting room and common areas and patio areas of the hotel would all be located on the opposite side of the structure from the Estia at Rocklin project, reducing the potential for negative noise or activity impacts on the residents of the Estia at Rocklin project. To further buffer the two projects, the hotel has been conditioned to plant relatively fast growing, evergreen deodar cedar trees instead of the standard parking lot shade trees shown on the plans along the western property line in the vicinity of the hotel, in order to provide additional screening along its shared boundary with the Estia at Rocklin project. In addition, the project has been conditioned to prohibit amplified outdoor audio equipment throughout the hotel site which would be audible beyond the shared property line.

Given the above, the operation of a hotel in this location is not anticipated to have a significant impact on the adjacent uses and is considered to be a compatible use with surrounding development, therefore the Planning Commission and staff recommend approval of a conditional use permit to allow the operation of a hotel at this location.

3) **Operation of "Car Wash" (Stand alone or with a Gas Station) within the PD-C zoning district**

The proposed car wash facility would be constructed as part of the associated Circle K gas station, in the central portion of the site directly adjacent to Sunset Boulevard. Staff analyzed the proposed location and found that, based on the fact that there are no direct nearby residential uses or other sensitive receptors, operation of a car wash at this location will be compatible with the existing and proposed adjacent nonresidential uses. The closest residential uses are the approved Estia at Rocklin project. However, noise from the carwash operations is not anticipated to be an issue, as the nearest of these units is located more than 700 feet to the west.

The closest nonresidential building is the proposed “Shops 2” building, which is a multi-tenant pad with a drive-thru restaurant proposed approximately 40 feet to the east. This building does not include any proposed outdoor patio or seating areas. Further, the carwash has been designed to be perpendicular to Sunset Boulevard, with entry located on the south and the exit located on the north side of the building. The eastern portion, adjacent to Shops 2, would be a solid wall. Due to its location within the center and its proximity to other existing and proposed uses, it is anticipated that the proposed carwash would have a minimal impact to noise within the area. Therefore, the Planning Commission and staff recommend approval of the conditional use permit to allow the requested car wash.

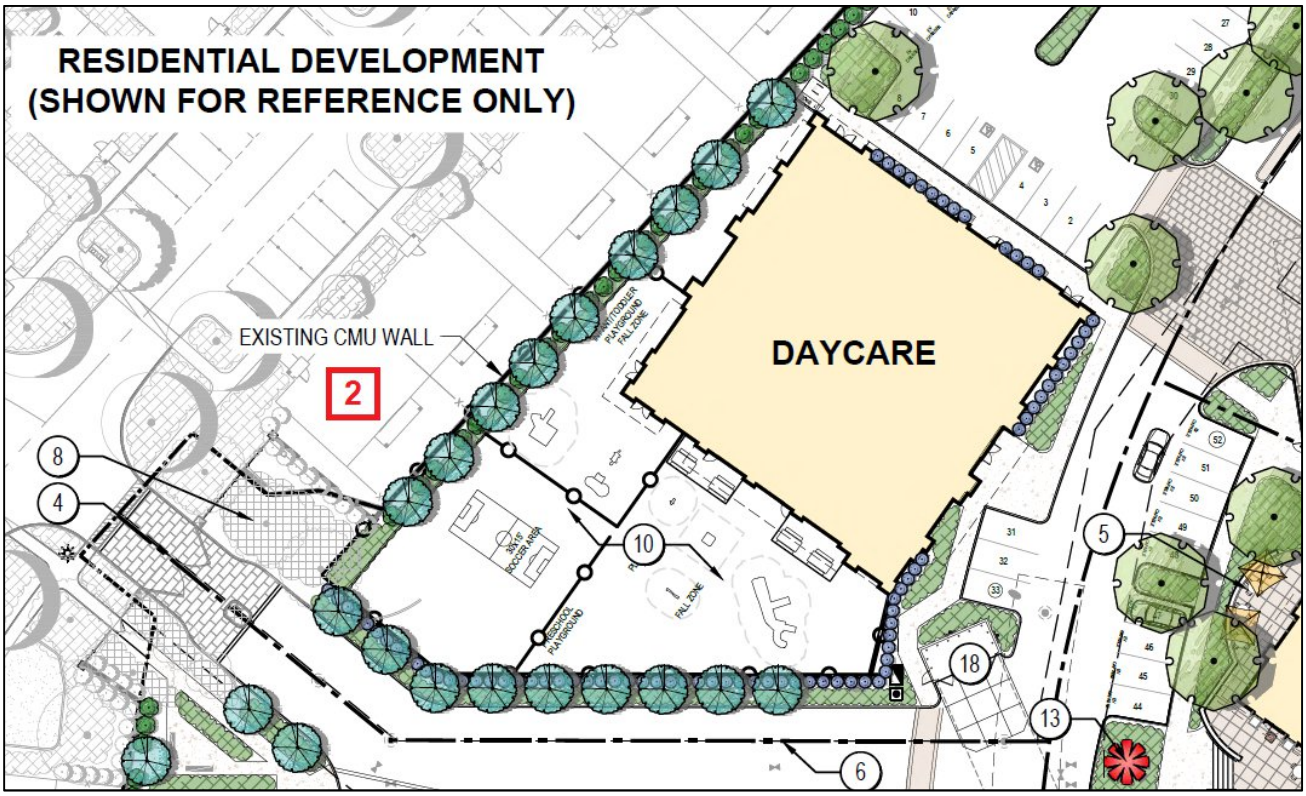
**4) Operation of “Day Care Facilities” within the PD-C zoning district**

The project proposes operation of an approximately 10,000 square foot preschool/daycare with an approximately 13,700 square foot playground area in the northern portion of the center. According to the Project Description submitted as part of the application, the facility would be open to approximately 165 children ages six weeks to six years, and would operate from 6:30 a.m. to 6:30 p.m., Mondays through Fridays, and would be closed on weekends. The facility is intended to care for children and help them develop physically, socially, and academically.

The nearest of the approved Estia at Rocklin residential units would be approximately 40 feet to the northwest of the daycare building, on the opposite side of a 6-foot-tall CMU block wall. The majority of the Estia at Rocklin project is single-story, although there are five (5) two-story buildings located along the shared property line with the University Square project. Only one of these two-story units, labeled with a “2” on **Figure 7**, is adjacent to the proposed Daycare play area. All of the other homes adjacent to this site are single-story.

In order to reduce impacts from the daycare to the residential homes, the project has been conditioned to prohibit the source of any outdoor lighting within the day care site from being visible from any of the adjacent residential units, and to prohibit outdoor play until after 8:00 a.m. Based on these conditions, the daycare facility’s hours of operation (which have been included in the conditions of approval), and the 6-foot-tall CMU block wall that will separate the day care facility from the Estia at Rocklin project, it is anticipated that the proposed daycare would have minimal impacts to the surrounding area. Therefore, subject to the draft conditions of approval, the Planning Commission and staff recommend approval of the conditional use permit to allow the proposed day care facility at this location.

**Figure 7. Proposed Daycare Site**

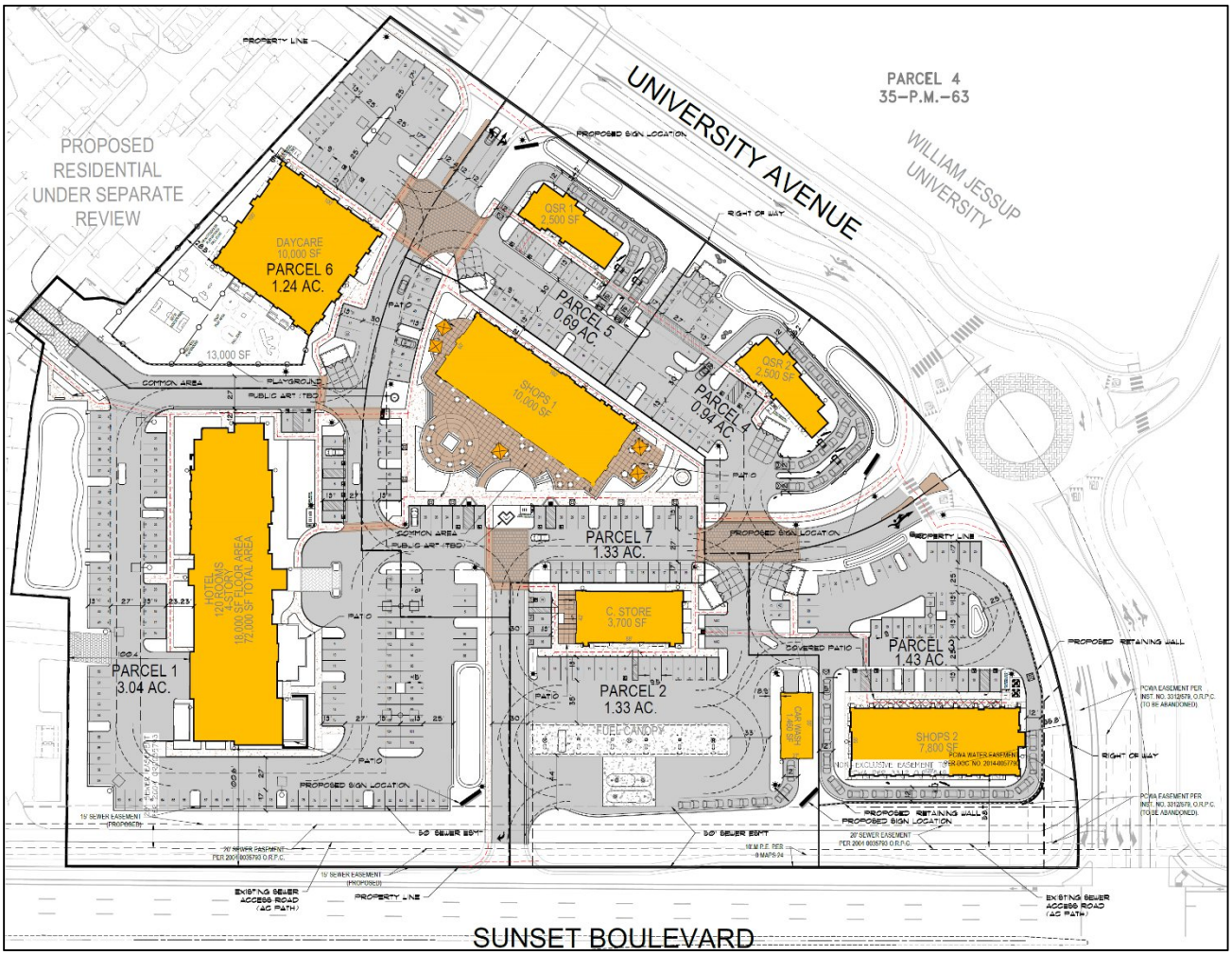



**Design Review:**

*General Design and Site Layout*
The proposed commercial center is comprised of eight (8) total buildings (including the carwash) and a gas station canopy on seven (7) parcels. With the exception of Parcel 2, which would contain a convenience store, carwash building, and canopy, each of the proposed parcels would contain one building. In total, the project proposes 108,500 square feet of total floor area. See **Figure 8.**

The project has been designed to be pedestrian-friendly, and provides users the opportunity to access the site from the surrounding developments, and the project also provides outdoor seating and gathering spaces outside several of the various buildings throughout the site.

**Figure 8. Project Site Plan**




*Access and Circulation*

The site would be accessed by a right-in/right-out driveway on Sunset Boulevard and two driveway connections on to University Avenue. The main driveway access is proposed to be from a roundabout on University Avenue that would align with the existing entry to Jessup University. Site circulation would include a connection to the previously-approved Estia at Rocklin project. This connection serves as a second point of access for the Estia at Rocklin project and must be constructed prior to or concurrently with that project. Estia at Rocklin is approved as a gated community, so this connection would include an operable gate for resident use.

Drive aisles (25-foot width minimum) will provide internal access throughout the site. The project has been reviewed by Fire and Engineering and it has been determined that the design complies with all drive aisle and turn radius requirements.

*Frontage Improvements*

The Estia at Rocklin and the University Square projects are both required to construct street widening and frontage improvements on both University Avenue and Sunset Boulevard to the satisfaction of the City Engineer. In order to ensure that these improvements are completed regardless of which of these projects is developed first, the University Square project has been conditioned, the same as the Estia at Rocklin project, to construct all of these same improvements, if they have not already been constructed as part of the Estia at Rocklin development. These improvements must be completed to the satisfaction of the City Engineer and Community Development Director prior to either project's construction of buildings. These improvements, identified in the April 13, 2022 Fehr & Peers "Final Transportation Impact Study for Estia at Rocklin" and the August 26, 2022 Addendum to the Estia at Rocklin Transportation Impact Study, include the following:

1) Widen and install full frontage and roadway improvements along University Avenue from Sunset Boulevard to the northerly project boundary including:

    a. Two southbound travel lanes and two northbound travel lanes.

    b. Southbound University Avenue at Sunset Boulevard intersection: two left turn lanes, one through lane (future combination left turn and through lane), and one free right turn lane.

2) Construct a roundabout at University Avenue and the first (southern) Jessup University driveway. The center treatment shall be landscaping, if sight distance would not be impaired, or decorative, stamped concrete to match Sunset Boulevard medians, to the satisfaction of the Community Development Director, Public Services Director, and City Engineer.

3) Construct a new signalized intersection at University Avenue and the second (central) Jessup University driveway.

4) Construct a dedicated right turn lane into the main project entrance and a dedicated right turn lane into the shared residential / commercial driveway at the signal.

5) Construct raised center medians with turn pockets within University Avenue. In areas of medians where landscape and irrigation are not feasible, decorative, stamped concrete to match that in the Sunset Boulevard medians shall be installed.

6) Construct frontage modifications / improvements along the easterly side of University Avenue as needed to accommodate the signal and roundabout.

7) Construct a Class II bike lane within the western side of University Avenue improvements. The new bike lanes shall be properly aligned and provide adequate transition to existing bike lanes.

8) Install tubular metal fencing or other similarly effective pedestrian barricades at the back of curb on east and west sides of University Avenue to prevent uncontrolled

pedestrian crossings of that street at approaches to and within the roundabout at the entry to Jessup University, to the satisfaction of the Community Development Director.

9) At the roundabout and at the signalized intersection, the driveway entries to Jessup University shall include the enhanced pavement treatment consistent with that provided for the project.

10) Construct modifications to lane configurations and signal operations at the Sunset Boulevard/University Avenue/Atherton Road intersection, including conversion of the planned southbound through lane to a shared left/through lane; modifying the southbound right-turn to provide a channelized free right-turn movement; and adding a right-turn overlap phase for westbound right-turns.

11) Widen and install frontage improvements along Sunset Boulevard, including:

    a. East of University Avenue, widen and construct frontage improvements to provide three westbound through lanes and a right turn lane onto University Avenue, including curb, gutter, curb cut to retain utility access driveway with removable bollards or another acceptable barrier, and detached sidewalk. Applicant to work with SPMUD to explore multi-use of City sidewalk with existing paved sewer access road. Existing landscaping and irrigation that is not removed to accommodate the frontage improvements shall be protected and retained; landscaping and irrigation that is damaged by construction, if any, shall be restored as accommodated by the roadway improvements.

    b. East of University Avenue, install a Class II bike lane. The new bike lane shall be properly aligned and provide adequate transition to existing bike lanes.

    c. Prior to the submission of improvement plans, the fourth through lane improvements west of University Avenue on Sunset Boulevard shall be removed from the project.

    d. Install University Avenue and Sunset Boulevard signalization improvements, including a marked crosswalk and corresponding pedestrian equipment (pedestrian head, push buttons, etc.) for pedestrian travel across the north leg of Sunset Boulevard/Atherton Road/University Avenue intersection.

*Parking*

The University Square project has been designed to comply with RMC Chapter 17.66 with regard to parking requirements. Pursuant to the proposed design, the project requires 304 total parking spaces (**Table 2**). The project has been designed to construct 311 total parking spaces, which exceeds the City's parking requirements by 7 spaces. The project will be conditioned to provide for reciprocal access and parking throughout the commercial center.

**Table 2. Parking Requirements**

| Use | Requirement | Parking Spaces Required |
|---|---|---|
| Hotel (120 rooms) | 1 space per sleeping room | 120 |
| Gas Station (3,700 s.f.) | 1 space per 200 s.f. | 19 |
| Shops 1 (10,000 s.f.) | 1 space per 200 s.f. | 50 |
| Shops 2 (7,800 s.f.) | 1 space per 200 s.f. | 39 |
| QSR 1 (2,500 s.f.) | 1 space per 200 s.f. | 13 |
| QSR 2 (2,500 s.f.) | 1 space per 200 s.f. | 13 |
| Daycare (10,000 s.f.) | 1 space per 200 s.f. | 50 |
| **Total** | | **304** |

*Project Phasing*

As referenced above, the development of the previously-approved Estia at Rocklin project is tied to the development of the University Square project. The Design Review approval for the Estia at Rocklin project (Resolution No. 2023-24) includes the following conditions of approval:

22. Phasing

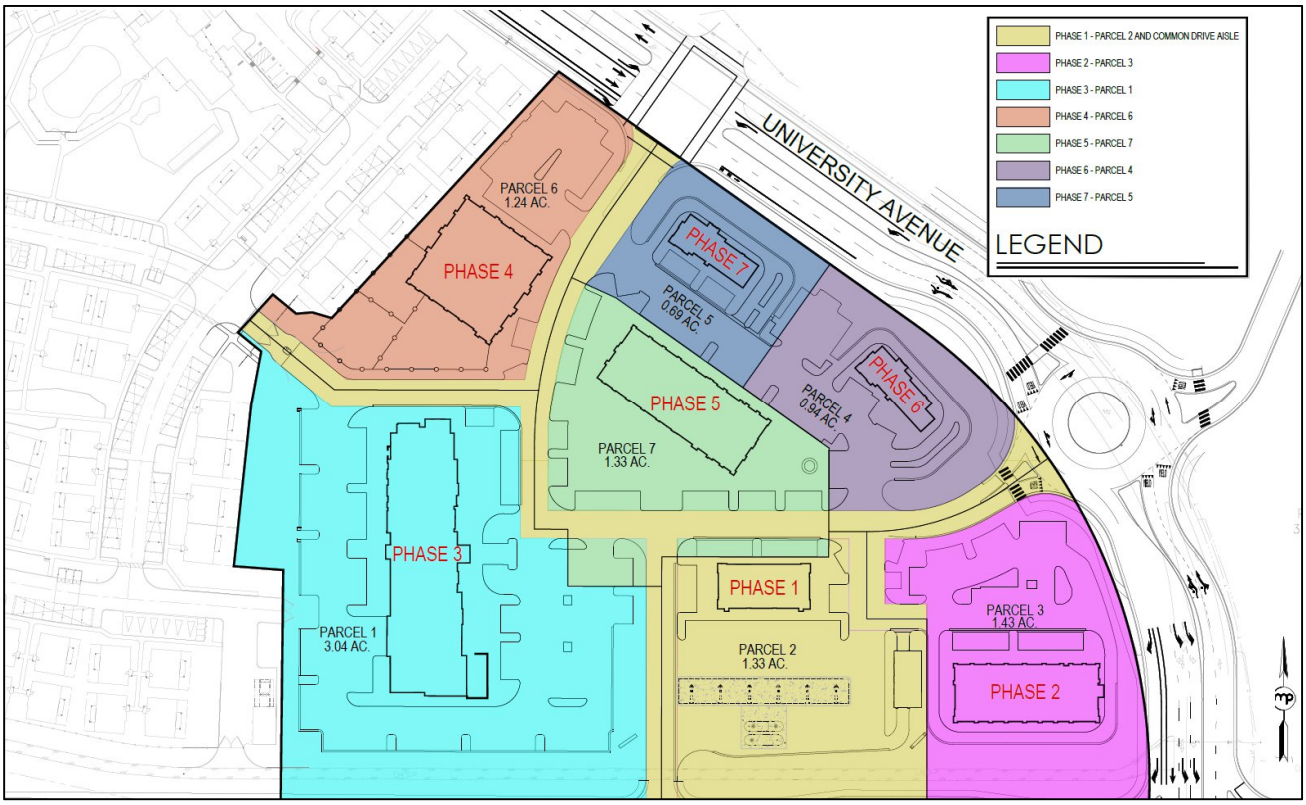
a. The project shall not be issued approved and signed improvement plans until the adjacent commercial project (proposed commercially zoned approximately ten (10) acre parcel bordering the proposed residentially zoned approximately twenty (20) acre parcel subject to this Design Review entitlement) has been issued its approved and signed improvement plans. (PLANNING, ENGINEERING)

b. Construction improvements, defined as rough grading of both sites, shall commence at the same time for the project and the adjacent commercial project. (PLANNING, ENGINEERING)

c. Prior to the issuance of the first building permit for the project, the commercial project developer shall obtain the first license for a hotel user on the adjacent commercial project or the first building permit for one of the other commercial buildings in the adjacent commercial project. Verification of the hotel license on the adjacent commercial project shall be provided to and subject to the satisfaction of the Community Development Director. (PLANNING, BUILDING)

The University Square project is proposing to phase development consistent with **Figure 9** below. Pursuant to the project phasing plan, the first phase would include construction of the full common drive aisle and the gas station/carwash component of the project, as shown in yellow, and all street frontage improvements. Subsequent phases would follow, consistent with the demand of the market and pursuant to the developer's timeline. This project timeline complies with the previously discussed conditions of approval.

**Figure 9. Project Phasing Plan**




*Building Architecture*

According to the project architects, the architectural style of the buildings was developed to complement the adjacent Estia at Rocklin project and maintain the modern architectural style described in the University District Guidelines. As shown in **Figures 10 through 20**, the building Architecture includes several of the design elements found in the guidelines, including the following:

1) Deep contrasting color and material palette.
2) Enhanced articulation of building corners/entrances with recessed storefronts and projecting exposed structural elements, low sloping cantilevered roof structures/awnings.
3) Building facades developed with a strong use of linear lines.
4) Use of metallic surfaces for mechanical screens and awnings.

**Figure 10. University Avenue Roundabout (Facing West)**



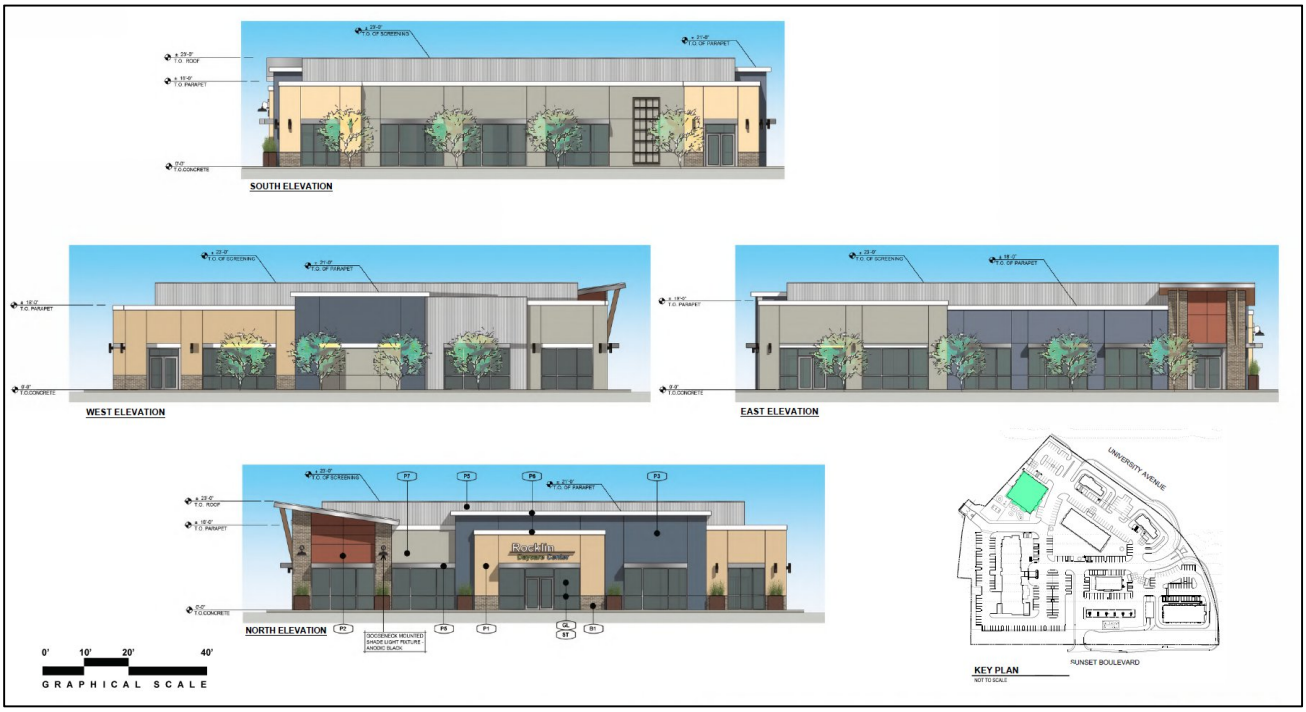

**Figure 11. Sunset Boulevard at University Avenue (Facing Northwest)**



**Figure 12. University Avenue Driveway (Facing Southwest)**



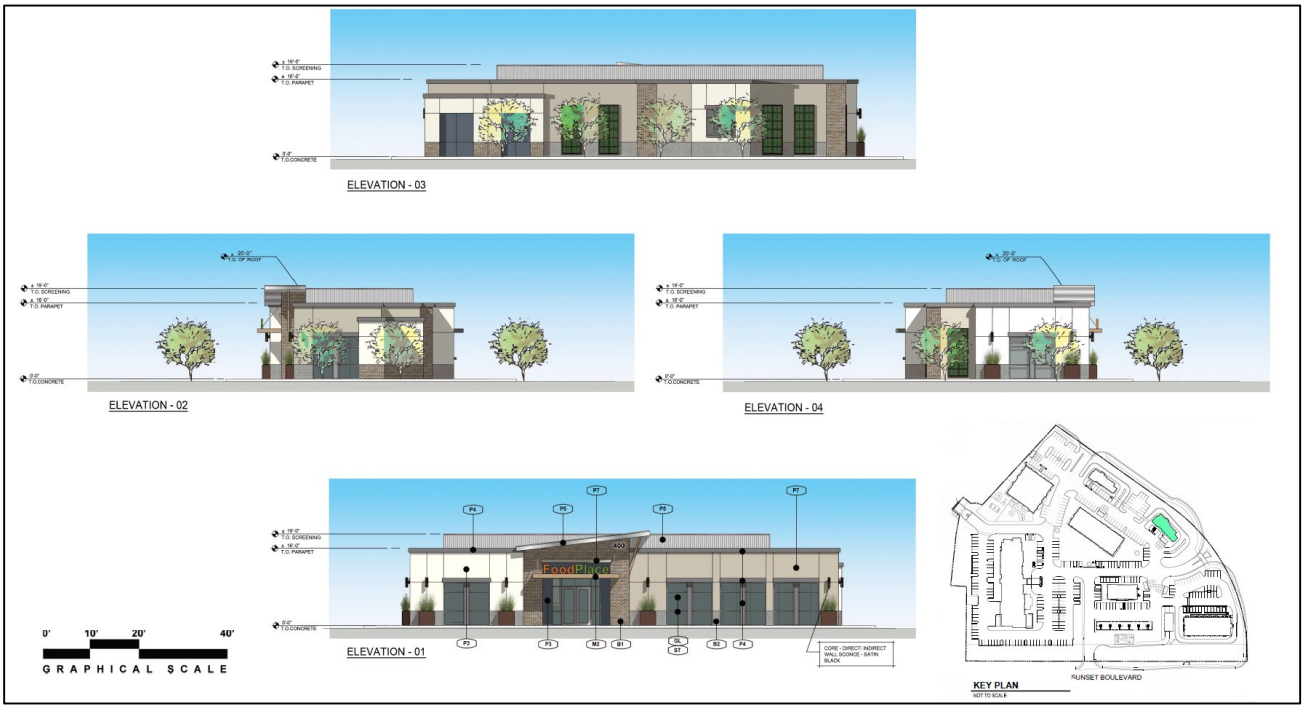

**Figure 13. Project Elevations – Daycare Facility**



## Figure 14. Project Elevations – QSR 1




## Figure 15. Project Elevations – QSR 2



## Figure 16. Project Elevations – Shops 1




## Figure 17. Project Elevations – Shops 2



**Figure 18. Project Rendering – Hotel**




**Figure 19. Project Elevations – Hotel**



**Figure 20. Project Elevations – Gas Station & Carwash**



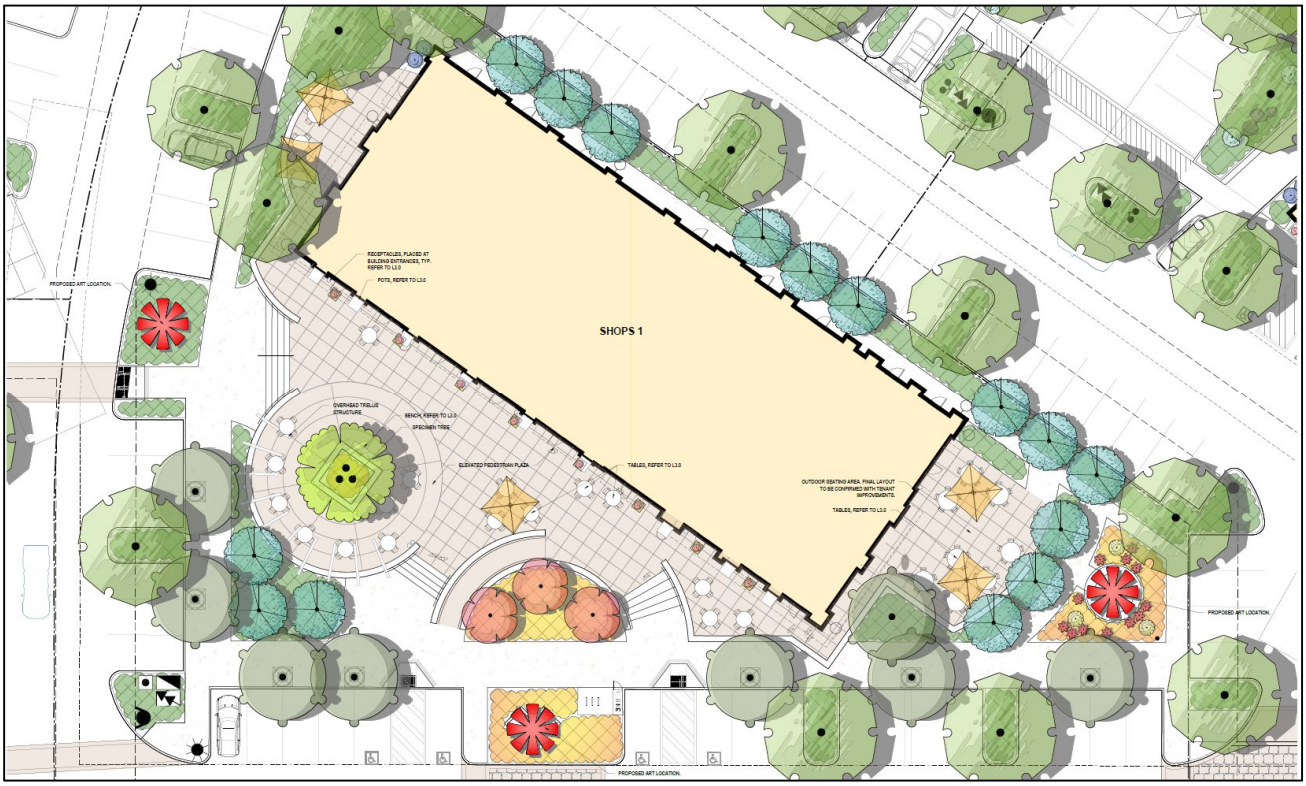

*Gathering Area*

In the central portion of the site in front of Shops 1, an approximately 6,500 square foot gathering space will be constructed. This gathering space, which will be the main focal point of the center, will be two to three feet higher in elevation and will provide for space for residents and travelers to sit down for lunch or to just enjoy the center in a public setting. See **Figures 21 and 22.**

**Figure 21. Shops 1 Gathering Area (Facing Northeast)**



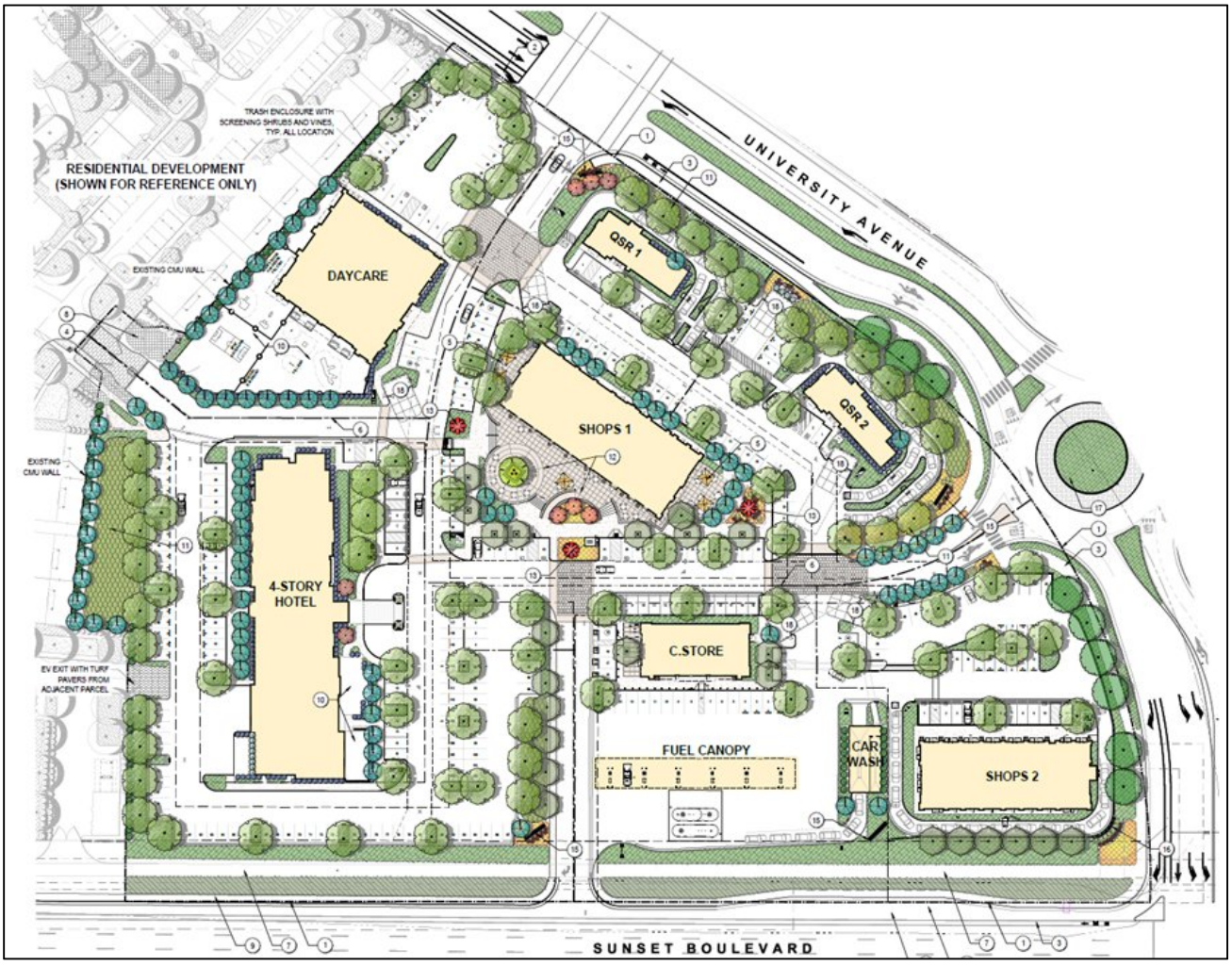

**Figure 22. Gathering Area**



*Landscaping*

The Project's landscaping will consist of a variety trees, shrubs, and groundcover to provide seasonal interest and scale to the site. These plant selections will follow the Northwest Rocklin General Development requirements, as well as the design and palette from the adjacent Estia at Rocklin residential property to ensure continuity of design. Boulders will be integrated into the planting areas to provide added interest and follow the theme of the surrounding development. Large canopy parking lot shade trees, vertical shrubs, and low groundcover plants will soften the transition as the user moves through the site. Columnar and small accent trees within the site will provide form and context to the buildings. Vegetated swales with grasses will provide on-site storm water management along with areas of permeable pavers. See **Figure 23**.

**Figure 23. Landscaping Plan**

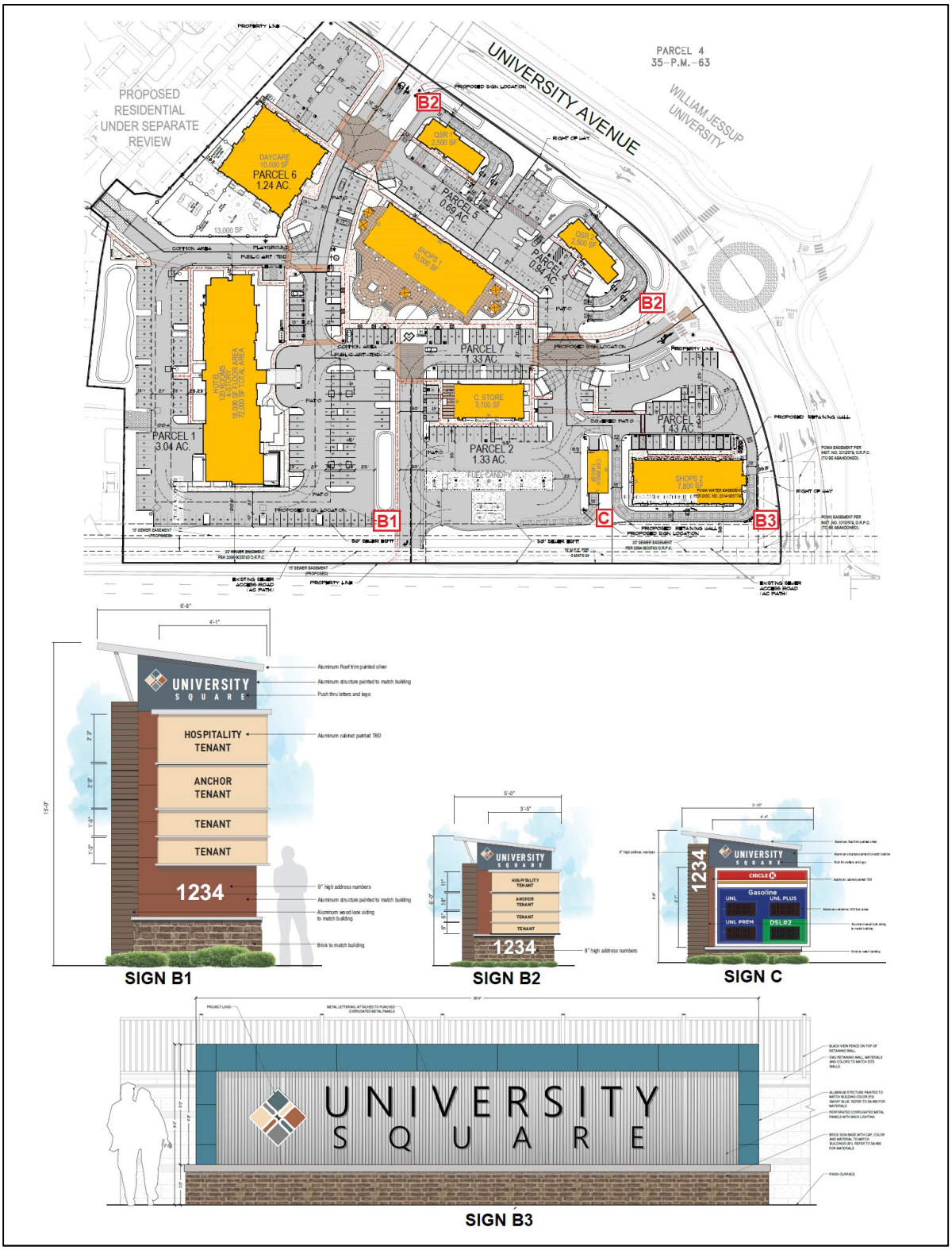


*Signs*
The applicant has proposed a uniform sign program, which is included as part of the project Design Review. The intent of the uniform sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment which is consistent with the architecture of the project.

In addition to standard tenant wall signage throughout the center, the project proposes five (5) freestanding monument signs. The design and location of these signs is shown on **Figure 24**. Consistent with the requirements of the Rocklin Sign Ordinance (RMC 17.75), the project will allow for one (1) 15-foot-tall entry sign on Sunset Boulevard, and a series of smaller 6-foot-tall signs spaced along both project frontages, including one electronic gas station pricing sign on Sunset Boulevard. The project also proposes one (1) 8-foot-tall corner element sign stating “University Square” at the Sunset Boulevard and University Avenue intersection. This sign would not include any commercial tenant information.

The Planning Commission and staff find that the proposed uniform sign program is generally consistent with the Rocklin Sign Ordinance and recommends it for approval as part of the proposed Design Review.

## Figure 24. Monument Signage



*Architectural Review Committee*

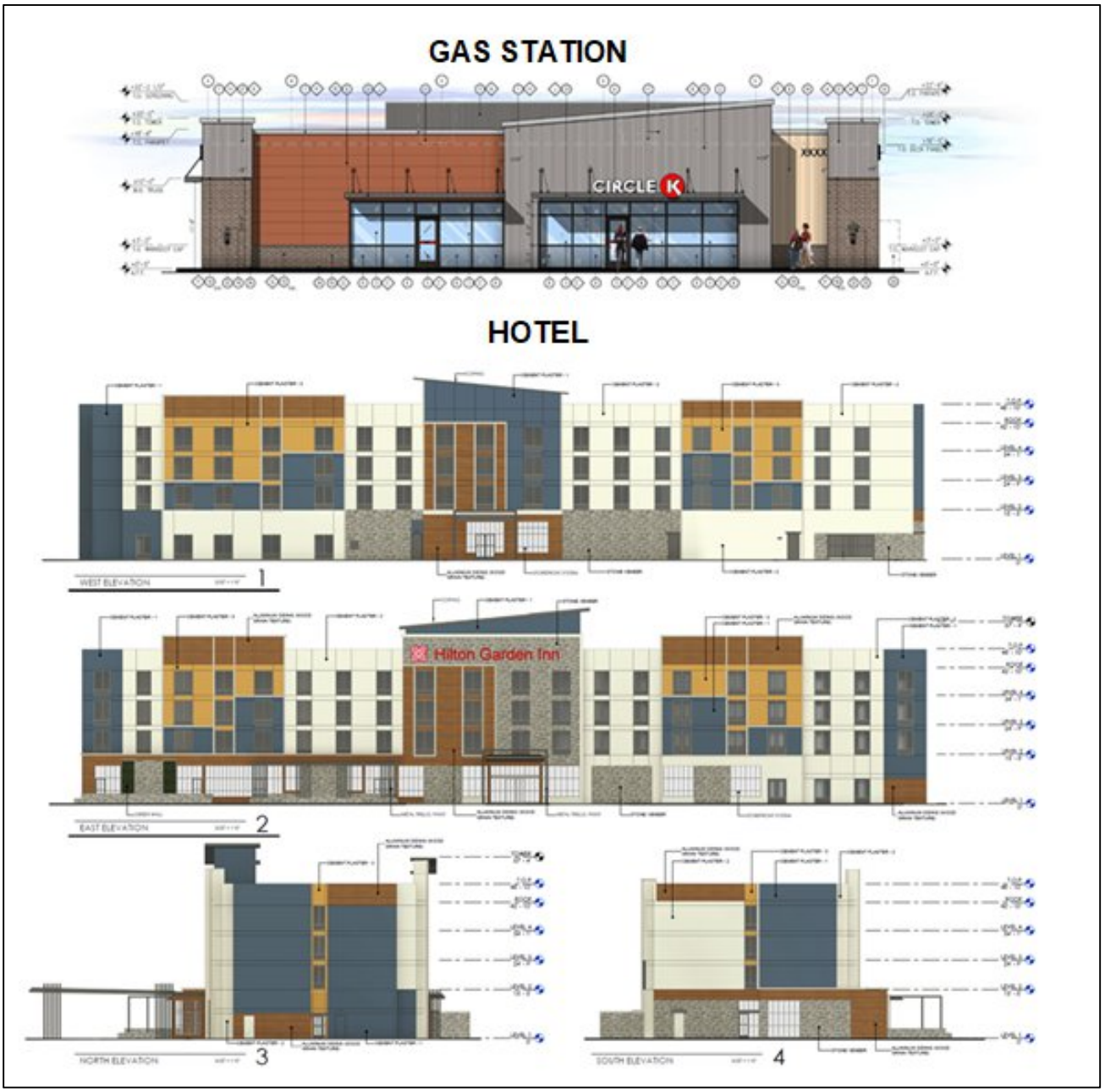
On August 17, 2023, the Architectural Review Committee (ARC) considered the architecture for the University Square project. The ARC was generally supportive of the Project's architecture and determined that it generally complied with the University Architectural District requirements, as well as with the previously approved Estia at Rocklin project. However, the ARC did provide some direction with regard to modifications to the project, including enhancement to the side elevations of the hotel (especially on the south elevation facing Sunset Boulevard), modifying the hotel colors to increase contrast and to improve consistency with the other shops within the center, and incorporate angled/pitched roofs where possible, particularly on the hotel and gas station buildings, which had been proposed with flat roof lines and limited horizontal articulation.

Ultimately, the ARC recommended approval of the Project architecture 5-0 with direction that the applicant work with staff to make the requested modifications prior to the project moving forward to the Planning Commission. **Figure 25** shows the original designs of the hotel and gas station buildings which were presented to ARC and **Figure 26** shows the proposed elevations as modified in consultation with staff to meet the direction of the ARC.

## Figure 25. Original Architecture



**Figure 26. Modified Architecture**




**Environmental Determination:**

On September 27, 2022, the Rocklin City Council approved a Mitigated Negative Declaration (MND) of environmental impacts and a mitigation monitoring program for both the Estia at Rocklin and University Commercial project (now known as University Square) via Resolution No. 2022-192. For the University Square site, the mitigated negative declaration (MND) analyzed development of a 4-story, 78,416 +/- square foot (sf) hotel, a 3,700 +/- sf convenience store/gas station with 6 fueling stations, a 2,500 sf +/- quick serve restaurant with drive-through, a 2,200 sf +/- quick serve restaurant with drive-through, a 7,700 sf +/- in-line retail shop, a 7,800 sf +/- in-line retail shop, a 9,900 sf +/- daycare facility, and an outdoor gathering space with enhanced paving, seating and enhanced landscaping. The total square

footage of the analyzed development was 112,216 square feet, approximately 3,700 square feet larger than the project as now proposed.

Due to the modification described above, a Trip Generation and Circulation Assessment for University Square Development (Assessment), dated May 4, 2023, prepared by TJKM Transportation Consultants, was submitted. The Assessment analyzed the modifications to the University Square project since preparation of the Mitigated Negative Declaration to determine if there were any additional impacts or mitigation measures that would be needed as a result of the changes to the project. The Assessment stated that the development is substantially similar in composition and size of each use. The originally-analyzed commercial development was expected to generate 5,843 daily net external trips, including 432 a.m. peak hour trips and 443 p.m. peak hour trips; whereas the currently proposed project is expected to generate approximately 5,607 daily trips, including 462 a.m. peak hour trips and 415 p.m. peak hour trips. The Assessment concluded that the revised project would generate fewer daily trips and fewer peak hour trips, and that the slight modification of the site would not result in any impacts beyond what was identified in the previous MND. The Assessment concluded that the proposed site plan would have adequate circulation to serve all proposed uses.

Given the above, the proposed project may rely on the previously approved MND, and no additional environmental analysis is required.

**Recommendation:**
The Planning Commission and staff recommend that the City Council approve the University Square project as proposed and conditioned.

RESOLUTION 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A DESIGN REVIEW

(University Square / DR2022-0002)

The City Council of the City of Rocklin does resolve as follows:

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

A. Design Review (DR2022-0002) approves the site design, landscaping, architectural designs, colors and materials for the University Square project; a commercial center including a daycare, a gas station with convenience store and carwash, a hotel, and four shops/pad buildings located on the southerly 10-acre portion of a 30-acre site at the northwest corner of Sunset Boulevard and University Avenue. The Assessor's Parcel Number (APN) is 017-276-007 (portion).

B. A Mitigated Negative Declaration and a Mitigation Monitoring Program for the Estia at Rocklin and University Commercial project, which analyzed the subject project development, was previously approved via City Council Resolution No. 2022-192.

C. The Planning Commission of the City of Rocklin recommended the project for approval on December 19, 2023 with a vote of 4-0 (one member absent).

D. The design of the site is compatible with the adjacent area, surrounding development, natural features, constraints, and traffic flow. The architectural design, colors and materials, and landscaping of the proposed multifamily complex is consistent with the approved residential project to the north (Estia at Rocklin). The architectural design of the site will have no impact to natural features within the area or traffic flow, beyond that which was identified in the Mitigated Negative Declaration.

E. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development. A Conditional Use Permit (CUP) has been approved via Resolution No 2024-___ to allow the hotel to be constructed with four stories and a maximum height of 58 feet. Colors and materials have been selected to be compatible with the neighboring project, and to be consistent with the Citywide Design Guidelines and the University Architectural District.

F. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The project design incorporates sustainable features consistent with the California Green Building Standards Code ("CALGreen"). The project provides electric vehicle charging spaces consistent with CALGreen. The position of some of the buildings in a north-south orientation maximizes passive solar access and natural lighting. The project shall be consistent with all California Building Code requirements. The project is consistent with

the style, type, and orientation of lighting with nearby developments, as well as with the requirements of the Citywide Design Guidelines.

G. Parking is consistent with requirements set forth in Section 17.66 of the Rocklin Municipal Code (RMC) with requires the project to provide for a total of 304 parking spaces, with 311 spaces being proposed. Ingress/egress patterns have been analyzed by the City's Engineering staff and have been determined to be consistent with City standards.

H. The landscaping design is compatible with surrounding developments and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is also consistent with the requirements of the Citywide Design Guidelines. The project will install landscape improvements throughout the project and along the University Avenue and Sunset Boulevard frontages. The landscape concept is water-efficient, low maintenance, and will complement the buildings and make a positive contribution to the site's overall aesthetics. Low-profile shrubs, including screening shrubs, are planned along with shade and canopy trees. The planting design features various drought-tolerant, and fire-resistant species to create layers of color and texture to complement the architectural style and setting. HVAC units will be roof-mounted and screened from sight to create more areas for landscaping.

I. The design of the site and buildings or structures is consistent with the goal and policies of the General Plan, as well as the Business Professional (BP) land use designation, the Planned Development Commercial (PD-C) zoning within the Northwest Rocklin General Development Plan, and all other City regulations, standards, and restrictions. The buildings are consistent with the Citywide Design Guidelines and have been designed to be consistent with all development standards of the University Architectural District. The location of signs and graphics is consistent with requirements of the Rocklin Municipal Code and would not obstruct visibility.

Section 2. The Design Review for the University Square project (DR2022-0002) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior to a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Utilities

a. All utilities, including but not limited to Internet, water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)

b. Solid Waste Disposal – The applicant shall install masonry trash enclosures with solid metal gates to the satisfaction of the Community Development Director. The location and design of trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 14 feet (to accommodate two trash bins), and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)

c. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate water services, to the satisfaction of Placer County Water Agency ("PCWA"). (PCWA)

d. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate sewer services, to the satisfaction of South Placer Municipal Utility District ("SPMUD"). (SPMUD)

e. Prior to issuance of the first Building Permit, the project shall be included in the appropriate City financing districts, as needed, to provide fire protection and suppression services and ambulance and paramedic services, to the satisfaction of the City Finance Officer. It is anticipated that the project will be required to annex into CFD #1; no de-annexation is required. (FINANCE, ENGINEERING, PUBLIC SERVICES)

2. Schools

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

3. Fire

a. All gates which cross a fire apparatus access road, including an EVA, must be electrically operated. An approved traffic pre-emption device and Knox key switch shall be installed on both sides of the gate. A separate building permit is required for gates.

b. Improvement plans shall reflect a 12” looped water supply main with two points of connection to the public water supply in University Avenue and Sunset Boulevard and shall be to the satisfaction of the Fire Chief and Placer County Water Agency (PCWA).

c. Paved fire apparatus access roads and water for fire-fighting is required at the commencement of combustible storage on the site. Vehicle access shall be provided to within 150 feet of all portions of the combustible storage or construction. A minimum fire flow of 500 gpm shall be provided when combustible materials are delivered to the site. The fire hydrant providing the fire flow shall be within 500 feet of the combustible storage/construction measured along an approved fire apparatus access road. If there is combustible storage/construction in multiple areas on the site, multiple fire hydrants which comply with the above conditions are required.

d. New fire hydrants are required to be installed along the frontage of University Avenue and Sunset Boulevard to the satisfaction of the Fire Chief.

e. Private fire service mains shall be submitted for review and approval under separate permit prior to installation. The installing contractor of the private fire service main shall submit for review, a schematic drawing of the underground piping, the appurtenances and a part list with listing information for all parts. The plans shall be approved and to the satisfaction of the Fire Chief prior to issuance of the first building permit.

f. Fire sprinkler risers shall be located in a room which conforms to the requirements of the current California Fire Code and Rocklin Fire Department “Fire Control Room” standard. If a fire pump is required for the hotel, the Fire Control Room shall meet the requirements for a dedicated fire pump room.

g. Buildings which exceed 30 feet at the floor level of the highest story measured from the lowest level of fire department vehicle access shall have NFPA 13-compliant fire sprinkler systems and standpipes installed.

h. A Knox box shall be provided on the front of each building and at each Fire Control Room. Additional Knox boxes may be required for installation on the hotel building.

i. A Site Safety Plan which complies with the current California Fire Code is required to be approved by Rocklin Fire Department prior to permit issuance of the first building permit.

j. Approved in-building, two-way emergency responder communication coverage is required for the hotel and may be required for the additional project buildings. Prior to final occupancy, the applicant shall provide a third-party assessment, by an approved provider, of the radio coverage for emergency responders, and if necessary, be subject to the current California Fire Code section for "Emergency Responder Radio Coverage" and the Rocklin Fire Department "Emergency Responder Radio Coverage Systems" guidelines.

k. If the project is to be phased, a phasing plan with a detailed exhibit showing how emergency access and access to fire hydrants will be maintained throughout all phases, will be required to the satisfaction of the Fire Chief, prior to issuance of the first building permit.

4. Improvements / Improvement Plans

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

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

The project improvement plans shall include the following:
(ENGINEERING, PUBLIC SERVICES, PLANNING)

a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

1) Stormwater Management

a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement an approved Stormwater Control Plan and Stormwater Operation and Maintenance Plan in accordance with the City of Rocklin

Post-Construction Manual for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative) to the satisfaction of the City Engineer and Public Services Department. All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)

b. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)

c. Prior to issuance of improvement plans (or building permit if no improvement plans), unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the Placer County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

    i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).

    ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

d. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

e. Site design measures for detaining run off at pre-development levels, including location and specifications of oversized pipes, on-site or off-site detention basins, if any, or other acceptable methods.

f. Drainage management areas including drainage features, such as lined drainage swales.

g. The developer shall prepare a Storm Water Pollutant Protection Plan ("SWPPP") for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other

similar features or any other evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) ~~(~~and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board, prior to completion of grading / construction in the affected area.

b. All on-site standard improvements, including but not limited to:

i. All access and grading improvements as shown on Exhibit A. (PLANNING, ENGINEERING)

ii. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc. (PLANNING, ENGINEERING)

iii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans including but not limited to City access to the open space parcel to the south of the project site. (PLANNING, ENGINEERING)

iv. To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas. (PLANNING, ENGINEERING)

c. The following off-site roadway improvements:

If not already completed as part of the Estia at Rocklin project, improvement plans for the first phase of development shall incorporate street and frontage improvements, consistent with City standards, and to the satisfaction of the City Engineer and the Community Development Director. Said improvements shall be as identified in the April 13, 2022 Fehr & Peers "Final Transportation Impact Study for Estia at Rocklin" and the August 26, 2022 Addendum to the Estia at Rocklin Transportation Impact Study, as generally shown in Exhibits A and B of Resolution No. 2022-195, as follows:

i. Widen and install full frontage and roadway improvements along University Avenue from Sunset Boulevard to the northerly project boundary as generally indicated in Exhibits A and B of Resolution No. 2022-195, including, but not limited to:

A) Two southbound travel lanes and two northbound travel lanes.

B) Southbound University Avenue at Sunset Boulevard intersection: two left turn lanes, one through lane (future combination left turn and through lane), and one free right turn lane.

C) A roundabout at University Avenue and the first (southern) Jessup University driveway. {MM XVII.-4 of Resolution No. 2022-192} The center treatment shall be landscaping, if sight distance would not be impaired, or decorative, stamped concrete to match Sunset Boulevard medians, to the satisfaction of the Community Development Director, Public Services Director, and City Engineer. If the existing Jessup University monument sign is damaged during construction, it shall be repaired or replaced to its existing condition. If the sign conflicts with the improvements, the sign shall be relocated or reconstructed in an appropriate location.

D) New signalized intersection at University Avenue and the second (central) Jessup University driveway.

E) A dedicated right turn lane into the main project entrance and a dedicated right turn lane into the shared residential/ commercial driveway at the signal.

F) Raised center medians with turn pockets within University Avenue. In areas of medians where landscape and irrigation

are not feasible, decorative, stamped concrete to match that in the Sunset Boulevard medians shall be installed.

G) Frontage modifications / improvements along the easterly side of University Avenue as needed to accommodate the signal and roundabout.

H) A Class II bike lane within the western side of University Avenue improvements. The new bike lanes shall be properly aligned and provide adequate transition to existing bike lanes. {MM XVII.-1 of Resolution No. 2022-192}

I) Tubular metal fencing or other similarly effective Pedestrian barricades shall be installed at the back of curb on east and west sides of University Avenue to prevent uncontrolled pedestrian crossings of that street at approaches to and within the roundabout at the entry to Jessup University, to the satisfaction of the Community Development Director.

J) At the roundabout and at the signalized intersection, the driveway entries to Jessup University shall include the enhanced pavement treatment consistent with that provided for the project, as shown in Exhibit C of Resolution No. 2022-195.

K) Modifications to lane configurations and signal operations at the Sunset Boulevard/University Avenue/Atherton Road intersection including conversion of the planned southbound through lane to a shared left/through lane; modifying the southbound right-turn to provide a channelized free right-turn movement; and adding a right-turn overlap phase for westbound right-turns.

ii. Widen and install frontage improvements along Sunset Boulevard:

A) East of University Avenue, widen and construct frontage improvements to provide three westbound through lanes and a right turn lane onto University Avenue, including curb, gutter, curb cut to retain utility access driveway with removable bollards or other acceptable barrier, and detached sidewalk. Applicant to work with SPMUD to explore multi-use of City sidewalk with existing paved sewer access road. Existing landscaping and irrigation that is not removed to accommodate the frontage improvements shall be protected and retained; landscaping and irrigation that is damaged by construction, if any, shall be restored as accommodated by the roadway improvements.

B) East of University Avenue, a Class II bike lane. The new bike lane shall be properly aligned and provide adequate transition to existing bike lanes. {MM XVII.-1 of Resolution No. 2022-192}

iii. Install University Avenue and Sunset Boulevard signalization improvements:

A) A marked crosswalk and corresponding pedestrian equipment (pedestrian head, push buttons, etc.) for pedestrian travel across the north leg of Sunset Boulevard/Atherton Road/University Avenue intersection. {MM XVII.-2 of Resolution No. 2022-192}

iv. The project shall demonstrate to the satisfaction of the City Engineer and the Public Services Director that all proposed street and frontage improvement are designed to provide adequate sight distance, per the applicable Highway Design Manual (HDM) standards, for all existing and proposed driveways, turn pockets, and left-turn egress and ingress movements on University Avenue. Potential feasible options to address sight distance limitations may include modifying traffic control, such as installing a roundabout or traffic signal at access points to the project and/or Jessup University, restricting turn movements (i.e., eliminate left-turn access), or relocating driveways. The selection of specific treatment(s) shall be determined in collaboration with the project applicant, City of Rocklin and Jessup University (MM XIII.-4 of Resolution No. 2022-192)

v. Existing streetlights shall be relocated as needed to accommodate roadway improvements and locations of new and anticipated driveways. New streetlights shall match the existing Whitney Ranch standard street light. Lighting installation and wiring shall comply with all applicable City standards. Replacement parts for the new fixtures shall be provided to the City, to the satisfaction of the Director of Public Services.

d. As a part of the roadway and frontage improvements, improvement plans shall include landscape and irrigation plans for new and replacement landscaping and irrigation in the public right-of-way (back of sidewalk and/or curb and the medians) along / in University Avenue and Sunset Boulevard east of University Avenue.
(ENGINEERING, PUBLIC SERVICES, PLANNING)

i. The right-of-way landscape and irrigation plans shall be designed to the satisfaction of the Director of Public Services.

ii. Right-of-way landscaping and irrigation at the back of walk and/or curb along the western side of University Avenue shall conform to Exhibit C, to the satisfaction of the Director of Public Services. Show existing, replaced/relocated, and new right-of-way landscaping. Thematic street trees and understory plantings consistent with those on the eastern side of University Avenue shall be indicated.

iii. Right-of-way landscaping and irrigation at the back of walk and/or curb along the eastern side of University Avenue shall be restored and/or replaced if disturbed by construction of roadway improvements, to the satisfaction of the Director of Public Services.

iv. The design of the roundabout shall include landscaping and irrigation in the center, provided sight distance would not be impaired. The ultimate design shall be to the satisfaction of the Director of Public Services and the City Engineer.

v. Landscaping and irrigation within the new and modified medians shall be to the satisfaction of the Director of Public Services. Where landscaping is not feasible in the median, stamped decorative concrete consistent with that in the Sunset Boulevard medians shall be installed.

vi. Existing landscaping and irrigation along the Sunset Boulevard frontage east of University Avenue shall be protected in place and retained, if feasible. If construction and/or location of the frontage improvements damage or require removal of landscaping and/or irrigation the developer shall coordinate with Jessup University to repair and restore as much of the existing landscaping as possible, to the satisfaction of the Director of Public Services.

vii. Incorporate granite or moss rock boulders within the planting strips.

viii. Walk-on Bark shall be provided in all right-of-way landscaping.

ix. Use of plastic composite-style header boards to delineate the right-of-way/property line along University Avenue.

e. Boulders or City-standard post and cable fencing shall be installed along the frontages of any undeveloped building pads to prevent illegal access, parking, and dumping. (ENGINEERING)

f. A detailed parking lot signage and striping plan designed per City standards and consistent with the Estia at Rocklin project's Traffic Impact Study conditions of approval that indicates all parking spaces, aisles, entrances, exits, and fire access lanes, including on-site signage such as stop signs at project driveways and any required off-site signage in the public right-of-way. (PLANNING, ENGINEERING)

g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

(BUILDING, ENGINEERING)

h. Notes addressing conformance with the development standards and requirements of the City of Rocklin shall be included on the project improvement plans, including but not limited to the following: (PLANNING, ENGINEERING)

i. Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District ("Placer County APCD"). This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.

ii. Any diesel-powered equipment used during project construction shall be Air Resources Board ("ARB") certified.

iii. The prime contractor shall submit to the Placer County Air Pollution Control District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the Placer County APCD prior to the new equipment being utilized.

At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the Placer County APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

iv. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by Placer County APCD to cease operations and the equipment must be repaired within 72 hours.

v. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the Placer County APCD prior to construction or use of equipment and obtain any necessary permits.

vi. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.

vii. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.

viii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.

ix. All construction equipment shall be maintained in clean condition.

x. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the City) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.

xi. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

xii. All grading operations shall be suspended when fugitive dust emissions exceed Placer County APCD Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is California Air Resources Board ("CARB") certified

to perform Visible Emissions Evaluations ("VEE"). This individual shall evaluate compliance with Rule 228 on a weekly basis.

xiii. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed Placer County APCD Rule 228-Fugitive Dust limitations.

xiv. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

xv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).

xvii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

xviii. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices to prevent erosion, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

xix. All exposed surfaces shall be revegetated as quickly as feasible.

i. Pursuant to the requirements of Resolution No. 2022-192, the applicant shall comply with the following, which shall be included as project notes on the improvement plans:

i. Prior to any ground/vegetation-disturbing or grading activities, pre-construction protocol-level surveys shall be conducted by a qualified biologist on the portions of the project site that were not surveyed previously, in order to identify the presence of any of the following special-status plant species: Big-Scale Balsamroot

(Balsamorhiza macrolepis var. macrolepis), Dwarf Downingia (Downingia pusilla), Legenere (Legenere limosa), Boggs Lake hedge-hyssop (Gratiola heterosepala), Ahart's Dwarf Rush (Juncus leiospermus var. ahartii), and Pincushion Navarretia (Navarretia myersii ssp. Myersii). Pre-construction protocol-level surveys shall be conducted during the appropriate blooming period (March-October) for all plant species to adequately ensure recognition of potentially-occurring species. Surveys shall be conducted in accordance with the "Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 2000)", the "Botanical Survey Guidelines of the California Native Plant Society (CNPS 2002)", and "Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018)", or more recent protocols in use at that time. The results of the surveys shall be submitted to California Department of Fish & Game and the City of Rocklin for review.

ii. If, as a result of the survey(s), special-status plant species are determined not to occur on the sites, further action shall not be required.

If special-status plant species are detected, locations of these occurrences shall be mapped with GPS and consultation with California Department of Fish & Game shall be initiated, and a mitigation plan shall be prepared based on the consultation. The plan shall detail the various mitigation approaches to ensure no net loss of plant species. (ENGINEERING) {MM IV.-1 of Resolution No. 2022-192}

k. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

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

ii. The survey shall include a targeted Swainson's hawk nest survey throughout all publicly accessible areas within a ¼ mile radius of the proposed construction area. If active Swainson's hawk nests are found within ¼ mile of the construction area, construction within ¼ mile of the nest will not commence until a qualified biologist determines that the young have fledged or it is determined that the nesting attempt has failed. If work within ¼ mile of the active nest is desired, the developer shall consult with the biologist and the City to determine if the nest buffer can be reduced and what (if any) additional nest monitoring may be necessary. If there is a break in construction activity of more than 14 days, then subsequent surveys shall be conducted.

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

iv. If construction activities are scheduled to occur during the non-breeding season (September 2 – January 31), a survey is not required and no further studies are necessary. (ENGINEERING) {MM IV.-2 of Resolution No. 2022-192}

l. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. Within the six (6) months prior to construction, the project biologist will search the California Natural Diversity Database (CNDDB) and coordinate with California Department of Fish and Wildlife (CDFW) regarding records that have been received but not entered into the database to determine the closest active nest to the project area. An active nest is defined as a nest with documented Swainson's hawk use within the past 5 years. Depending on the distance from an active Swainson's hawk nest to the project area, the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing one of the below measures:

- Active nest identified within 1 mile of the project area: One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed.

- Active nest identified within 5 miles (but greater than 1 mile) of the project area: 0.75-acre suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed.

- Active nest identified within 10 miles (but greater than 5 miles) of the project area: 0.5-acre suitable foraging habitat shall be protected for each acre of suitable foraging habitat developed.

- If there are no active nests within 10 miles of the project, no foraging habitat mitigation is required.

ii. Consistent with the Northwest Rocklin General Development Plan Conditions of Approval, the mitigation may be in the form of mitigation bank credits, conservation easements, fee title to an appropriate entity, or other land protection mechanism acceptable to the City. The replacement rate is a minimum of 0.50 acre for each 1.0 acre of disturbed habitat. The location of the habitat area is encouraged, but not required to be within Placer County. Habitats located within the north half of the Central Valley, from the Stanislaus River to Redding shall be deemed acceptable.

iii. If an active Swainson's hawk nest tree is located in proximity to the project site, prior to the start of grading or construction activities, the applicant shall submit documentation of providing mitigation for Swainson's hawk foraging habitat as detailed above, to the satisfaction of the Community Development Director. (ENGINEERING) {MM IV.-3 of Resolution No. 2022-192}

m. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. A pre-construction nocturnal acoustic survey of all publicly accessible areas within 300 feet of the potential breeding habitat to the north of the project site for western spadefoot toad shall be conducted by a qualified biologist. The acoustic survey shall take place in the spring and will consist of walking through the area and listening for the distinctive snore-like call of this species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in "Distribution of the Western Spadefoot (Spea hammondii) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology (Shedd 2017)". Documentation of the survey shall be submitted to the Engineering Division prior to the start of grading or construction activities.

ii. As an alternative to the nocturnal acoustic study, prior to any grading or construction activities, but no longer than 28 days before, a pre-construction protocol-level survey for western spadefoot toad shall be conducted by a qualified biologist, to determine presence or absence of this species on the project sites. The survey shall be conducted in accordance with those described in "Distribution of the Western Spadefoot (Spea hammondii) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology (Shedd 2017)". The survey shall be valid for 28 days; if construction does not start within 28 days of the survey, or if construction activities stop for more than 28 days, a new survey shall be conducted. Documentation of the survey shall be submitted to the Engineering Division prior to the start of grading or construction activities.

iii. If western spadefoot toads are not found within the project sites, no further mitigation is required.

iv. If juvenile or adult spadefoot toads are found within the proposed construction area, the applicant shall install a keyed in silt fence along the edge of the proposed impact area that falls within 300 feet of the aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.

v. If a spadefoot toad is observed on the site, work shall cease in the area until the frog can be moved to a safe location consistent with California Department of Fish & Wildlife regulations. (ENGINEERING) {MM IV.-4 of Resolution No. 2022-192}

n. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Acts, the Clean Water Act, the project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoided Waters of the U.S.; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers shall

sign a form stating they attended the training, understand the information and will comply with the regulations discussed. A copy of these forms shall be provided to the City of Rocklin. Workers will be shown the project limits during the WEAT training; worker access should be restricted along undeveloped project limits to minimize the potential for inadvertent environmental impacts.

ii. Prior to the start of grading or construction activities, the applicant shall submit documentation of the WEAT having been provided to the construction crews. (ENGINEERING) {MM IV.-5 of Resolution No. 2022-192}

o. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.

ii. Prior to any grading or construction activities, the applicant shall submit documentation to the Engineering Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and a United States Fish and Wildlife Service Biological Opinion. The applicant shall also demonstrate to the Engineering Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Engineering Department how they have, or intend to, comply with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and the Biological Opinion. (ENGINEERING) {MM IV.-6}

p. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

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

ii. In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e) (1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). (ENGINEERING) {MM V.-1 of Resolution No. 2022-192}

q. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. A minimum of seven days prior to any grading or construction activities, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the United Auburn Indian Community (UAIC) with the proposed earthwork start-date and a UAIC Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a UAIC Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.

ii. If any Tribal Cultural Resources (TCRs) are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure (XVIII.-2) (Condition of Approval 4.q.) shall be implemented. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign.

iii. The contractor shall implement any measures deemed by CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities. (ENGINEERING) {MM XVIII.-1 of Resolution No. 2022-192}

r. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. If any suspected Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (California Public Resources Code §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

ii. When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

iii. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

iv. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52 (2014), have been satisfied. (ENGINEERING) {MM XVIII.-2 of Resolution No. 2022-192}

s. The applicant shall comply with the following which shall be Included as project notes on the improvement plans:

i. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of

Environmental Health, prior to completion of grading/construction in the affected area.

ii. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

5. Improvements in the Public Right-of-Way

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

6. Landscaping

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

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

1. A legend of the common and botanical names of specific plant materials to be used. The legend shall indicate the size of plant materials and appropriate numbers of plants and spacing for groundcovers.

   Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock. Plant varieties shall be provided in the largest nursery container locally available regardless of which category and of what size they are shown in the Plant Schedule.

   To achieve compliance with Exhibit C and the Design Review Guidelines, a strong mix of plant varieties within those listed for each planting type shall be used, and the plant quantities shall be adjusted, if needed, at the determination of the Community Development Director.

2. A section diagram of proposed tree staking. All tree stakes shall be constructed of metal.

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

4. Berming of landscape strips along the public right-of-way and the installation of shrubs to screen the undercarriages of vehicles as viewed from off-site.

5. Provision for the shading of the visitor parking lot, including parking spaces, maneuvering areas, driveways and drive aisles, by shade trees of appropriate size(s) and characteristic(s) in locations to achieve 50% shading at maturity (15 years from planting). Include a calculation demonstrating compliance with this condition on the plan.

6. Granite or moss rock boulders along the planting strips.

7. Use of plastic composite-style header boards.

8. Use of walk-on bark in all planter areas.

ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.

b. The parking/site lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking and circulation areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)

c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

d. Any area disturbed by construction activities but not developed or landscaped shall be hydroseeded (with a drought tolerant mix of wild flowers and grasses) prior to final inspection / acceptance of improvements. (PLANNING, BUILDING, ENGINEERING)

7. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy for the first building, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along University Avenue and Sunset Boulevard across the project frontage. The agreement shall stipulate that the property owner shall maintain the irrigation system and all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING / PUBLIC SERVICES)

8. Lighting

a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off shoebox type or decorative lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light. The lighting design plan shall be approved by Community Development Director for compliance with this condition. (PLANNING)

9. Design

a. The back or rear of any parapet wall that may be visible from an adjacent right of way or property shall be painted the same color as the front of the parapet wall to provide a more finished appearance. (PLANNING)

b. Developer installed play equipment shall include either poured in place or rubberized tile flooring, or approved alternative, for accessibility purposes. (BUILDING)

10. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign designs and locations as shown on Exhibit A. (PLANNING, ENGINEERING, FIRE)

11. Screening of Mechanical Equipment

a. All mechanical and/or related equipment, such as but not limited to, roof hatch railings, RTUs, vents, HVAC units, whether ground- or roof-mounted shall be screened from view from all public rights-of-way to the satisfaction of the Community Development Director. To the greatest extent feasible, parapet walls should be used to screen roof-mounted equipment. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)

b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

12. Fences and Gates

Tubular metal fences shall have flat top pickets (or have a smooth rail at the top), be powder-coated (black/brown/dark green), and be constructed of medium gauge, or better, steel or aluminum. (PLANNING / PUBLIC SERVICES)

a. All gate codes shall be provided to the Rocklin Police and Fire Departments. (FIRE, POLICE, PUBLIC SERVICES)

13. Security

a. Prior to building permit issuance, the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact / the president of the homeowner's association. (POLICE)

c. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the building / shopping center / complex, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

14. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Community Development Director. (PLANNING)

15. Maintenance

a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Community Development Director. (PLANNING)

17. Parks

a. Park fees shall be paid as required by the Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. (ENGINEERING)

b. Community Park Fees shall be paid as required by the City Council. (BUILDING)

18. Noise

a. All "self-powered" construction equipment and stationary noise sources (i.e., pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)

b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e., pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)

c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. This noise restriction shall be posted at all entrances to the

project site prior to any construction activities; the sign(s) shall be weather proof and a minimum size of 2' x 2'. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

d. The developer shall provide a Noise Coordinator and adhere to the following: (ENGINEERING, BUILDING)

i. As a function of on-site project management, an on-site Noise Coordinator shall be employed by the developer, and their name and telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site, and at all vehicle entrances to public streets, during all project construction phases. The posted signage shall include the construction hours allowed by City policy and shall be sized large enough to include 3-inch tall lettering.

ii. The Noise Coordinator's duties shall include fielding and documenting noise complaints, determining the source of the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits consistent with the General Plan hourly noise standards and with this condition (see 14.c. above), and reporting complaints to the City with documented noise levels at the time of complaint via email.

iii. The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors to schedule activities to minimize disturbance of residents during the daytime hours. Prior to commencement of any night time work required by the City or utility companies, approval from the Community Dev Director is required. The request for approval shall be submitted not less than 72 hours in advance of the work commencing and the Noise Coordinator shall provide documentation of notification to the neighboring property owners.

19. <u>Air Quality</u>

a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BULDING, PLANNING)

b. Low nitrous oxide ($NO_x$) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

20. Phasing

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

21. Special Conditions

a. Prior to Issuance of a building permit, provide a Project Construction Phasing Plan for approval that shows:

i. The building or buildings to be constructed and open to residents / tenants / customers and all appurtenant structures (walls, fencing, site amenities, etc.) and improvements (water mains, fire hydrants) with each phase;
ii. A Temporary Fencing Plan that shows how the residents / tenants / customers of the occupied units / buildings will be kept from entering active construction areas;
iii. Emergency Vehicle access through the site and available fire suppression services for each phase to be approved by the Fire Department;
iv. The portion of landscaping to be completed with each phase.

(PLANNING, ENGINEERING)

b. Prior to issuance of the first building permit, the developer shall pay all reimbursements associated with the subject property at the time of building permit issuance, as reflected in the most current version of the Northwest Rocklin Annexation Area Public Facilities Financing Plan 2008 Update and Phasing Plan. (PLANNING, BUILDING, FINANCE, CITY MANAGER)

22. Public Art Installation

a. Prior to issuance of a Certificate of Occupancy for the first building in the commercial center, the applicant/developer shall obtain approval from the applicable committee/department for the proposed public art installation in a location visible to the public and visitors as indicated in Exhibit A. Verification of the approval shall be provided to the Community

Development Department. (BUILDING, PLANNING, PARKS & RECREATION)

b. Prior to the issuance of a Certificate of Occupancy for the 3rd building, the applicant/developer shall complete the approved installation. (BUILDING, PLANNING, PARKS & RECREATION)

c. Improvement and building permit plans shall reflect the location of the public art as approved by the applicable committee/department. (ENGINEERING, BUILDING, PLANNING)

d. Illumination of the public art, if any, shall be mounted in-ground (flush) and/or shielded so that the light source and any glare is shielded from any public right-of-way and so that the light is projected onto the art element(s) only. (BUILDING, PLANNING)

23. Monitoring

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (ENGINEERING)

24. Indemnification and Duty to Defend

As a condition for project approval, Owner or an agent of Owner acceptable to City shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding, against the City or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the City and its agents, officers, and employees, or other City advisory agency, appeal board, or legislative body concerning this project approval. City shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding. (CITY ATTORNEY)

25. Validity

a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

b. This entitlement shall not be considered valid and approved unless and until the concurrent Conditional Use Permit, U2022-0001, has been approved. (PLANNING)

c. Approval of this entitlement does not relieve the developer of the need to obtain subsequent permits and approvals, such as but not limited to Grading Permits, Improvement Plans, and Building Permits. (PLANNING)

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Greg Janda, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

EXHIBIT A

University Square (DR2022-0001)

## LOCAL JURISDICTION

CITY OF ROCKLIN
3970 ROCKLIN ROAD
ROCKLIN, CALIFORNIA 95677
PHONE: (916) 625-5000

## HOTEL

HRGA
2277 FAIR OAKS BOULEVARD, STUDIO 220
SACRAMENTO, CALIFORNIA 95825
PHONE: (916) 993-4800

## ARCHITECTURAL

BORGES ARCHITECTURAL GROUP
1478 STONE POINT DRIVE SUITE 350
ROSEVILLE, CALIFORNIA 95661
PHONE: (916) 782-7200

## SIGN CONSULTANT

UNITED SIGN SYSTEMS
5201 PENTECOST DRIVE
MODESTO, CALIFORNIA 95356
PHONE: (916) 804-9000

## LANDSCAPE ARCHITECT

ROACH AND CAMPBELL
111 SCRIPPS DRIVE
SACRAMENTO, CALIFORNIA 95825
PHONE: (916) 945-8003

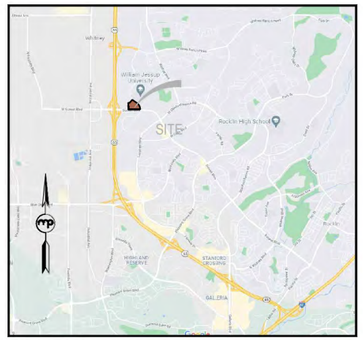
## CIRCLE K

LAND DEVELOPMENT CONSULTANTS
11811 N. TATUM BOULEVARD, SUITE 1051
PHOENIX, ARIZONA 85028
PHONE: (602) 525-4823

# PROJECT TEAM

# EXHIBIT A
# DR2022-0002




VICINITY MAP
NO SCALE

| SHEET INDEX | |
|---|---|
| **ARCHITECTURAL RENDERINGS** | |
| 1 | Sunset Blvd @ University Ave (facing North West) |
| 2 | University Ave Roundabout Entry (facing West) |
| 3 | University Ave Driveway (facing South West) |
| 4 | Center toward Shops 1 (facing North East) |
| **CIVIL / SITE DRAWINGS** | |
| C1 | Cover Sheet |
| C2 | Site Plan |
| C3 | Aerial Site Plan |
| C4 | Preliminary Grading Plan |
| C5 | Preliminary Utility Plan |
| C6 | Site Lighting & Photometric Plan |
| C7 | Fire Access Plan |
| | Sewer Access Exhibit |
| 1 | Phasing Plan |
| **LANDSCAPE DRAWINGS** | |
| L1.0 | Overall Preliminary Landscape Plan |
| L1.1 | Preliminary Landscape Plan |
| L1.2 | Preliminary Landscape Plan |
| L1.3 | Preliminary Landscape Plan |
| L1.4 | Preliminary Landscape Plan |
| L1.5 | Preliminary Landscape Plan Legends |
| L1.6 | Preliminary Landscape Plan Enlargements |
| L1.7 | Preliminary Landscape Plan Enlargements |
| L2.0 | Overall Landscape Shade Plan |
| L3.0 | Preliminary Site Furnishing Plan |
| L3.1 | Preliminary Site Furnishing Equipment |
| L4.0 | Preliminary Fence Plan |
| L4.1 | Preliminary Fence Plan Details |
| L4.2 | Preliminary Fence Plan Details |
| **ARCHITECTURAL DRAWINGS** | |
| 1 | Exterior Elevations - Daycare |
| 2 | Exterior Elevations - QSR 1 |
| 3 | Exterior Elevations - QSR 2 |
| 4 | Exterior Elevations - SHOPS 1 |
| 5 | Exterior Elevations - SHOPS 2 |
| A-901 | Project Perspective |
| A-902 | Project Perspective |
| A-903 | Project Perspective |
| A-904 | Project Perspective |
| SA-901 | Material Board |
| SA-902 | Material Board |
| A-604 | Playground Area Details |
| **ARCHITECTURAL DRAWINGS - HOTEL** | |
| 1 | Cover Sheet |
| 2 | Perspective |
| 3 | Site Plan |
| 4 | Floor Plans |
| 5 | Floor Plans |
| 6 | Roof Plan |
| 7 | Exterior Elevations |
| 8 | Sections |
| 9 | Outdoor Patio Details |
| 10 | Material Board |
| **ARCHITECTURAL DRAWINGS - FUEL** | |
| A-101.1 | 3700 C-Store Floor Plan |
| A-101.2 | Fuel Canopy Floor Plan |
| A-101.3 | Car Wash Floor Plan |
| A-103.1 | 3700 C-Store Roof Plan |
| A-103.3 | Car Wash Roof Plan |
| A-107.1 | 3700 C-Store Exterior Elevations |
| A-107.2 | Fuel Canopy Exterior Elevations |
| A-107.3 | Car Wash Elevations |
| A-109.1 | 3700 C-Store Building Sections |
| A-109.3 | Car Wash Sections |
| A-107.1 | 3700 C-Store Exterior Elevations (color) |
| **MASTER SIGN PROGRAM** | |
| PAGE 1 | TITLE |
| PAGE 2 | PROJECT DIRECTORY |
| PAGE 3 | SUBMITTALS & APPROVALS |
| PAGE 4 | CONSTRUCTION REQUIREMENTS |
| PAGE 5-6 | SIGNAGE SPECIFICATIONS |
| PAGE 7 | PROHIBITED SIGNS |
| PAGE 8 | LETTER TYPES |
| PAGE 9-9.1 | MONUMENT SIGN |
| PAGE 10 | MONUMENT FUEL SIGN |
| | WALL SIGNS |
| PAGE 11 | CANOPY TENANT SIGNS |
| PAGE 12 | WALL TENANT SIGNS |
| PAGE 13 | ADDRESS NUMERALS |
| | BUILDING ELEVATIONS |
| PAGE 14 | ELEVATIONS - SHOPS 1 |
| PAGE 15 | ELEVATIONS - SHOPS 2 |
| PAGE 16 | ELEVATIONS - DAYCARE |
| PAGE 17 | ELEVATIONS - QSR 1 |
| PAGE 18 | ELEVATIONS - QSR 2 |
| PAGE 19 | HILTON GARDENS SIGNAGE |
| PAGE 20 | HILTON GARDENS CHANNEL LETTER/LOGO |
| PAGE 21 | TYPICAL DRIVE THROUGH DIRECTIONAL SIGN |
| PAGE 22 | CIRCLE K ELEVATION - BUILDING CANOPY SIGNS |
| PAGE 23 | CANOPY SIGN |
| PAGE 24 | CANOPY ELEVATIONS |
| PAGE 25 | ILLUMINATED CIRCLE K SIGN |
| PAGE 26 | CARWASH ELEVATION |
| PAGE 27 | SITE PLAN |

NO | DATE | DESCRIPTION

ROCKLIN


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ★ Fresno
600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com


BENCH MARK:
ELEV: BME

| | |
|---|---|
| BMD 1 | BM |
| BMD 2 | |
| BMD 3 | |
| BMD 4 | |

NOT FOR CONSTRUCTION

SITE PLAN FOR
**UNIVERSITY SQUARE**
AT ROCKLIN
COVER SHEET
ROCKLIN, CALIFORNIA

| | |
|---|---|
| DATE 12.01.2023 | SCALE: HORIZ. 1" = |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C1 | |
| OF 7 | |

JOB NO. 21-0069-00

UNIVERSITY SQUARE AT ROCKLIN


Dwg: X:\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD)\DWG\PLAN\WORKING\21-0069-00 P01 CVR.DWG | Saved: 11-30-23 02:44pm SMEHL

RENDERING #1 - SUNSET BLVD @ UNIVERSITY AVE (FACING NORTHWEST)



## RENDERING #2 - UNIVERSITY AVE ROUNDABOUT (FACING WEST)




RENDERING #3 - UNIVERSITY AVE DRIVEWAY (FACING SOUTHWEST)
CIRCLE K
Hilton Garden Inn
RockKids
Daycare Center
UNIVERSITY
HOSPITALITY
ANCHOR
TENANT
TENANT

## RENDERING #4 - CENTER TOWARD SHOPS 1 (FACING NORTHEAST)

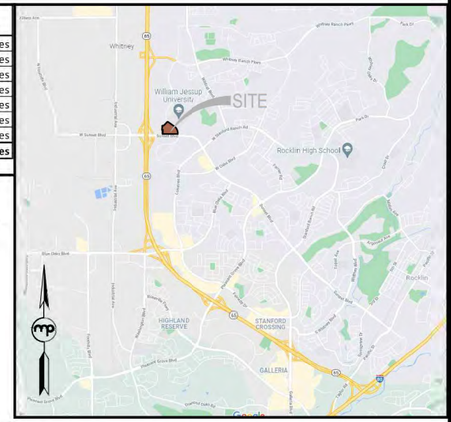


GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

| PARCEL | PARCEL (Acres) | BUILDING | USE | SF (lot coverage) | CODE per/SF | BY USE #Prkg | PARKING PROVIDED | COMPACT PARKING | EV CAPABLE | EV CHARGERS | ACCESSIBLE | BIKE (Short Term) | BIKE (Long Term) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 3.04 | Hotel (120 rooms) | Hotel | 72,000 (14%) | Room | 120 | 118 | 4 | 30 | 10 | 5 req. 6 prov. | 6 req. 6 prov. | tbd per employees |
| 2 | 1.33 | Gas Station (12 fuel pst) | Fuel/C. Store/Car Wash | 3,700 (6.4%) | 300 | 12 | 19 | 0 | 4 | 0 | 2 req. 2 prov. | 2 req. 2 prov. | tbd per employees |
| 3 | 1.43 | Shops 2 (w/DTI | Food / Retail | 7,800 (12.5%) | 200 | 44 | 42 | 5 | 8 | 2 | 4 req. 4 prov. | 2 req. 2 prov. | tbd per employees |
| 4 | 0.94 | QSR 2 | Drive - Thru | 2,500 (6.1%) | 100 | 25 | 22 | 2 | 4 | 0 | 2 req. 2 prov. | 2 req. 2 prov. | tbd per employees |
| 5 | 0.69 | QSR 1 | Drive - Thru | 2,500 (8.4%) | 100 | 25 | 25 | 4 | 4 | 0 | 2 req. 2 prov. | 2 req. 2 prov. | tbd per employees |
| 6 | 1.24 | Daycare | Child Care Facility | 10,000 (18.4%) | 300 | 32 | 33 | 6 | 8 | 2 | 2 req. 2 prov. | 2 req. 2 prov. | tbd per employees |
| 7 | 1.33 | Shops 1 | Food / Retail | 10,000 (17.2%) | 200 | 53 | 52 | 0 | 13 | 3 | 4 req. 4 prov. | 3 req. 3 prov. | tbd per employees |
| TOTAL | 10.00 | | | 108,500 | | 311 | 311 | 21 | 71 | 17 | 21 req. 22 prov. | 19 req. 19 prov. | tbd per employees |
| FAR | | | | 0.249 | | | | | | | | | |

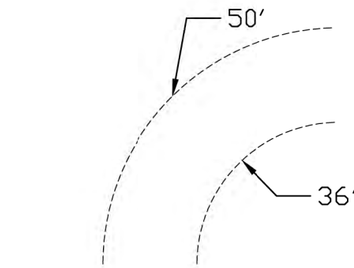
## PARKING REQUIREMENT

PROPERTY LINE
PROPOSED RESIDENTIAL UNDER SEPARATE REVIEW
PROPOSED SIGN LOCATION
UNIVERSITY AVENUE
RIGHT OF WAY
PARCEL 4
35–P.M.–63
WILLIAM JESSUP UNIVERSITY
DAYCARE 10,000 SF
PARCEL 6 1.24 AC.
13,000 SF
COMMON AREA
PLAYGROUND
PUBLIC ART (TBD)
PATIO
QSR 1 2,500 SF
SHOPS 1 10,000 SF
PARCEL 5 0.69 AC.
PARCEL 4 0.94 AC.
QSR 2 2,500 SF
HOTEL 120 ROOMS 4-STORY 18,000 SF FLOOR AREA 72,000 SF TOTAL AREA
PARCEL 1 3.04 AC.
PARCEL 7 1.33 AC.
C. STORE 3,700 SF
PARCEL 2 1.33 AC.
FUEL CANOPY
CAR WASH 1,495 SF
PARCEL 3 1.43 AC.
SHOPS 2 7,800 SF
COVERED PATIO
PROPOSED RETAINING WALL
PCWA EASEMENT PER INST. NO. 3312/579, O.R.P.C. (TO BE ABANDONED).
PCWA WATER EASEMENT PER DOC. NO. 2014-0057790
NON-EXCLUSIVE EASEMENT TO PCWA PER 3312 O.R.P.C. 549
PCWA SEWER EASEMENT PER 2004-0035793 O.R.P.C.
15' SEWER EASEMENT (PROPOSED)
20' SEWER EASEMENT PER 2004-0035793 O.R.P.C.
50' SEWER ESMT
10' M.P.E. PER 0 MAPS 24
EXISTING SEWER ACCESS ROAD (AC PATH)
SUNSET BOULEVARD

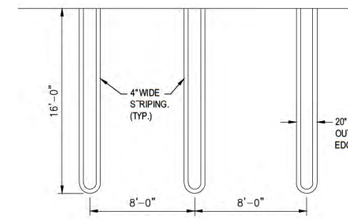



## VICINITY MAP

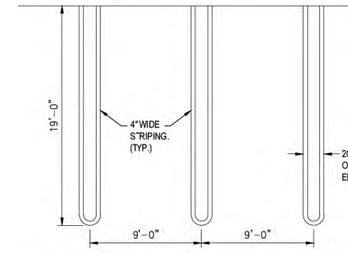
NO SCALE




## TURNING RADIUS




## COMPACT PARKING DETAIL




## TYPICAL PARKING DETAIL

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | ROCKLIN |

BENCH MARK
ELEV: BME
BMD 1 BMD 2 BMD 3 BMD 4
BM

SITE PLAN FOR
**UNIVERSITY SQUARE**
AT ROCKLIN
SITE PLAN
ROCKLIN, CALIFORNIA

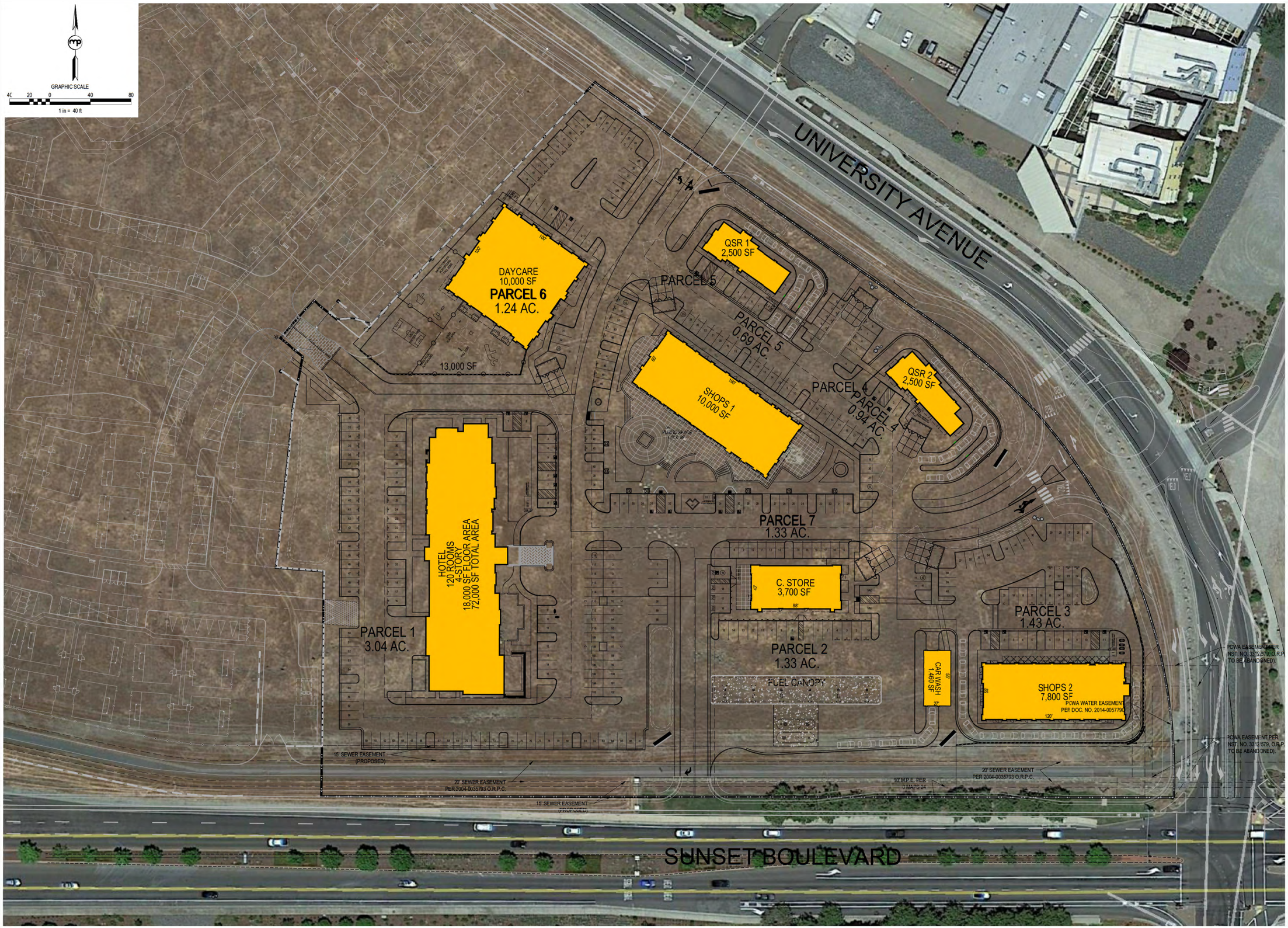
| DATE | SCALE: HORIZ. |
|---|---|
| 10.25.2023 | 1" = 40' |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C2 | |
| OF 7 | |

JOB NO. 21-0069-00

NOT FOR CONSTRUCTION

UNIVERSITY SQUARE AT ROCKLIN

Dwg: X:\2021\21-0069-00 (ROCKLIN COMMERCIAL- SUNSET BLVD)\DWG\PLAN\WORKING\21-0069-00 P01 SITE PLAN.DWG | Saved: 10-25-23 03:02pm SMEHL




Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\WORKING\21-0069-00 P01-AERIAL SITE PLAN.DWG | | Saved: 10-25-23 03:11pm SMEHL

| NO | DATE | DESCRIPTION |
|---|---|---|


**MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com


BENCH MARK:
ELEV: BME

| | |
|---|---|
| BMD 1 | BM |
| BMD 2 | |
| BMD 3 | |
| BMD 4 | |

SITE PLAN FOR
# UNIVERSITY SQUARE
## AT ROCKLIN
## AERIAL SITE PLAN
ROCKLIN, CALIFORNIA

| | |
|---|---|
| DATE 10.25.2023 | SCALE: HORIZ. 1" = 40' |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C3 | |
| OF 7 | |

JOB NO. 21-0069-00

ROCKLIN

NOT FOR CONSTRUCTION

UNIVERSITY SQUARE AT ROCKLIN

| | |
|---|---|
| ESTIMATED RAW EXCAVATION | 26,700 CY |
| ESTIMATED RAW FILL | 5,700 CY |
| ESTIMATED EXPORT (UNADJUSTED) | 21,000 CY |

**ESTIMATED EARTHWORK QUANTITIES**

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

PARCEL 4
35-P.M.-63

UNIVERSITY AVENUE

PROPOSED RESIDENTIAL UNDER SEPARATE REVIEW

(P) RETAINING WALL AND SCREEN WALL

FF = 159.7
DAYCARE
10,000 SF

QSR 1
2,500 SF
FF = 161.5

SHOPS 1
10,000 SF
FF = 159.0

QSR 2
2,500 SF
FF = 157.0

FF = 155.5
HOTEL
120 ROOMS
4-STORY
18,000 SF FLOOR AREA
72,000 SF TOTAL AREA

FF = 154.6
C. STORE
3,700 SF

FUEL CANOPY

CAR WASH
1460 SF

FF = 151.5
SHOPS 2
7,800 SF

OVERLAND RELEASE POINT
PROVIDE OPENING
IN CMU BLOCK SCREEN WALL

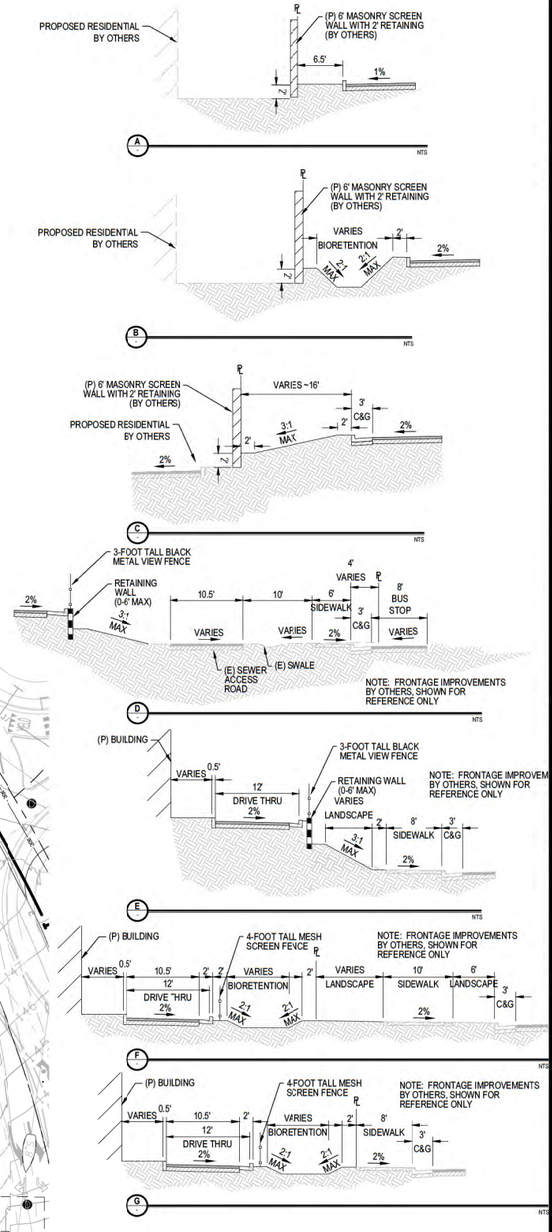
(P) RETAINING WALL

15' LANDSCAPE
10' P.U.E.
20' SEWER EASEMENT

(P) RETAINING WALL

FOUND 2" CAPPED IRON PIPE, ILLEGIBLE

SUNSET BOULEVARD




NO | DATE | DESCRIPTION

ROCKLIN


**MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Creekside Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com


NOT FOR CONSTRUCTION

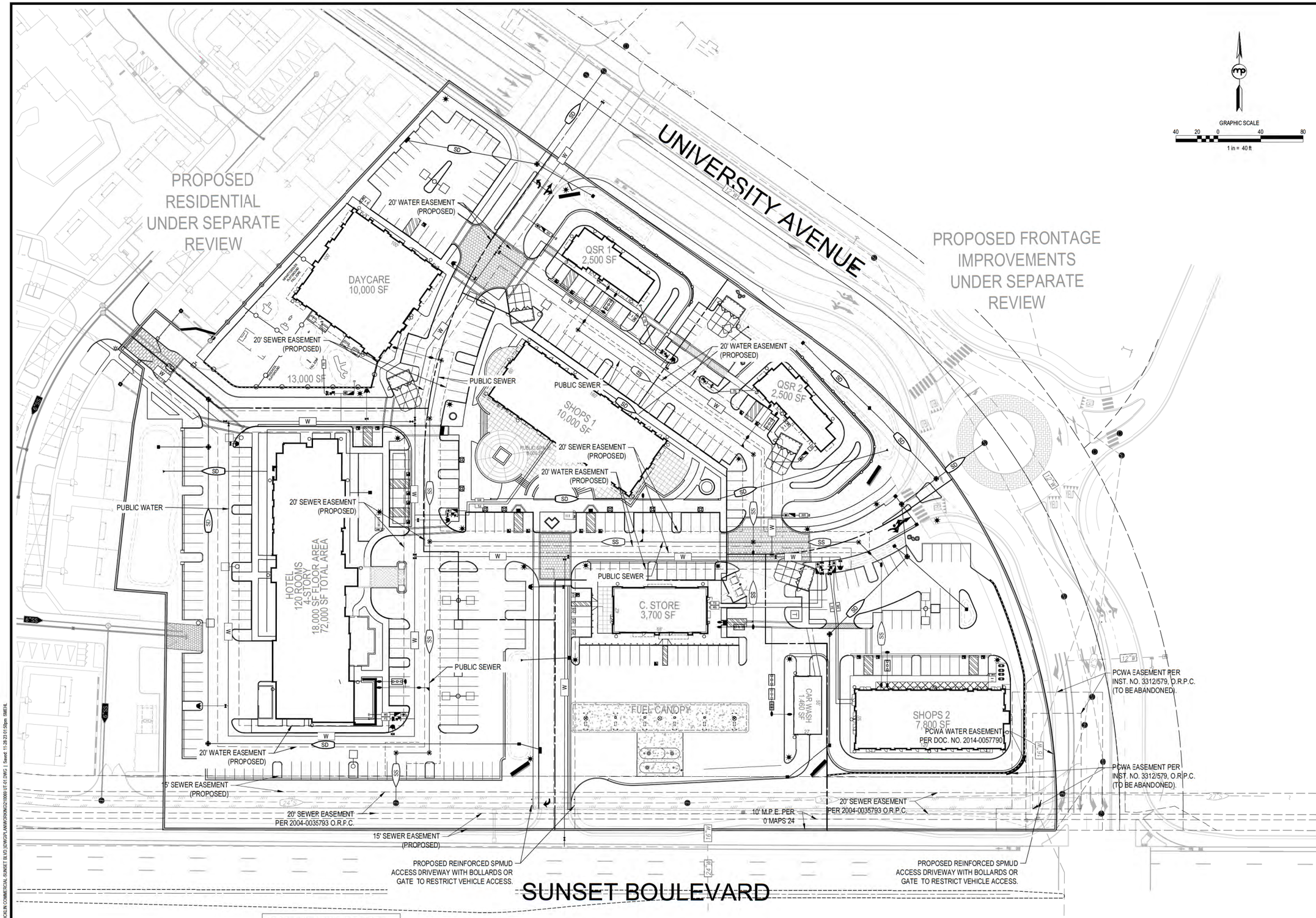
BENCH MARK
ELEV: BME
BM
BMD 1
BMD 2
BMD 3
BMD 4

SITE PLAN FOR
**UNIVERSITY SQUARE**
**AT ROCKLIN**
**PRELIMINARY GRADING PLAN**
ROCKLIN, CALIFORNIA

| | |
|---|---|
| DATE 10.25.2023 | SCALE: HORIZ. 1" = 40' |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C4 | |
| OF 7 | |

UNIVERSITY SQUARE AT ROCKLIN


Dwg: X:\2021\21-0069.00 (ROCKLIN COMMERCIAL-SUNSET BLVD)\DWG\PLAN\WORKING\21006900 C3D-01.DWG | Saved: 10-25-23 03:32pm SMEHL




| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |

ROCKLIN


**MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com


BENCH MARK
ELEV.: BME

| | |
|---|---|
| BMD 1 | |
| BMD 2 | |
| BMD 3 | |
| BMD 4 | |

BM

SITE PLAN FOR
# UNIVERSITY SQUARE
## AT ROCKLIN
## PRELIMINARY UTILITY PLAN
ROCKLIN, CALIFORNIA

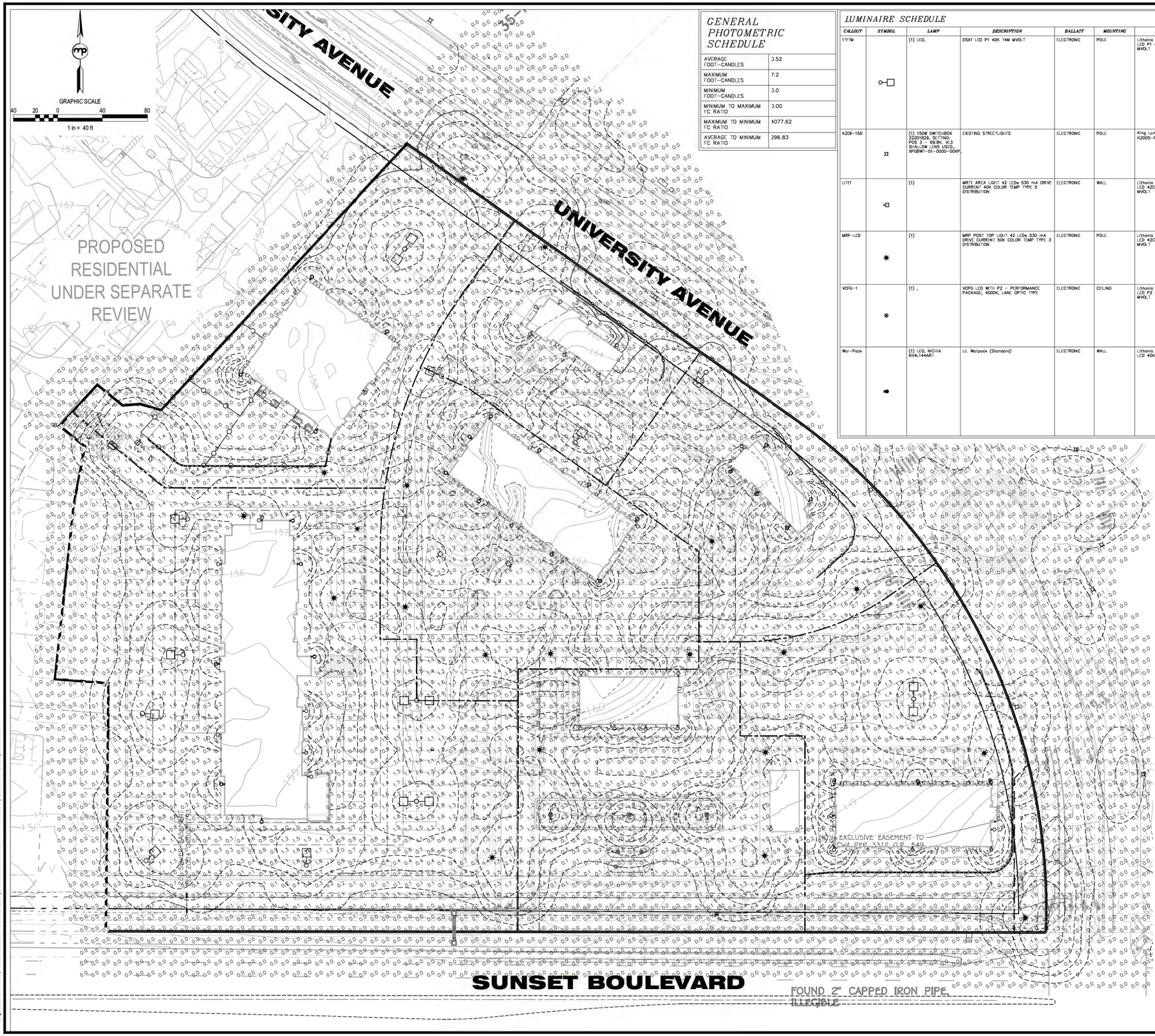
| | |
|---|---|
| DATE 11.28.2023 | SCALE: HORIZ. 1" = 40' |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C5 | |
| OF 7 | |

NOT FOR CONSTRUCTION

UNIVERSITY SQUARE AT ROCKLIN

JOB NO. 21-0069-00

Dwg. X:\2021\21-0069.00 (ROCKLIN COMMERCIAL-SUNSET BLVD)\DGN\PLAN\ARCH\C21006900 UT.01.DWG | Saved: 11-28-23 01:52pm SMEHL




## GENERAL PHOTOMETRIC SCHEDULE

| | |
|---|---|
| AVERAGE FOOT-CANDLES | 3.52 |
| MAXIMUM FOOT-CANDLES | 7.2 |
| MINIMUM FOOT-CANDLES | 3.0 |
| MINIMUM TO MAXIMUM FC RATIO | 3.00 |
| MAXIMUM TO MINIMUM FC RATIO | 4077.62 |
| AVERAGE TO MINIMUM FC RATIO | 296.83 |

## LUMINAIRE SCHEDULE

| CALLOUT | SYMBOL | LAMP | DESCRIPTION | BALLAST | MOUNTING | MODEL | VOLTS | NOTE 1 | NOTE 2 | NOTE 3 | QUANTITY |
|---|---|---|---|---|---|---|---|---|---|---|---|
| TFTM | | (1) LED, | DSX1 LED P1 40K T4M MVOLT | ELECTRONIC | POLE | Lithonia Lighting, DSX1 LED P1 40K T4M MVOLT | 120V 1P 2W | LED DRIVER, | | /23/2017<br>11/20/2017<br>SCALED PHOTOMETRY<br><br>TYPE IV, SHORT, BUG RATING: B1 – U0 – G2<br>6815.7<br>0.9<br>0<br>3<br>2.5, 1.2, 0.5<br><br>0, 0, 0<br>ARM MOUNT<br>D-Series Area Size 1<br>b17a72cb-947b-4a3a-aa16-33d6e488ebac<br>NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.<br>2358Z<br>70<br>120.0 VOLTS, 206.5 WATTS, 1.73 AMPS<br>AMBIENT: 25.3 | 30 |
| K208-150 | | (1) 150W SWITCHBOX 22201829, SETTING: POS 3 – 88.8K, V-3 SHALLOW LENS USED., XPQBW1-01-0000-00XP- | EXISTING STREETLIGHTS | ELECTRONIC | POLE | King Luminaire, K200S-P4SH-III-100[55L]-7030 | 240V 2P 2W | Meanwell HLG-150H-24B | | CGPI<br>11/12/15<br>11/11/15<br>INPUT ELECTRICAL: 120.0 VOLTS, 100.7 WATTS, 0.847 AMPS<br>Pendant<br>POWER FACTOR: 1.0, VOLTAGE THD: 0.2, CURRENT THD: 9.6<br>AMBIENT: 24.9<br>10549 | 15 |
| LITE1 | | (1) | MRT1 AREA LIGHT 42 LEDs 530 mA DRIVE CURRENT 40K COLOR TEMP TYPE 5 DISTRIBUTION | ELECTRONIC | WALL | Lithonia Lighting, MRT1 LED 42C 530 40K SR5 MVOLT | 120V 1P 2W | | | 1/26/2018<br>SCALED PHOTOMETERY<br>TYPE V5, BUG RATING: B3 – U0 – G2<br>7530.4<br>75<br>LED<br>POST<br>2.042, 1.552, 0.531<br>MRT1-LED<br>8fb2c90e-1587-48c6-bcb6-c6c93de86887<br>42 LED TYPE 5 DISTRIBUTION | 11 |
| MRP-LED | | (1) | MRP POST TOP LIGHT 42 LEDs 530 mA DRIVE CURRENT 50K COLOR TEMP TYPE 3 DISTRIBUTION | ELECTRONIC | POLE | Lithonia Lighting, MRP LED 42C 530 50K SR3 MVOLT | 120V 1P 2W | | | 1/26/2018<br>SCALED PHOTOMETRY<br>TYPE IV, SHORT, BUG RATING: B1 – U1 – G2<br>6646.3<br>75<br>LED<br>POST<br>1.5, 1.5, 0.531<br>MRP-LED<br>3cd5e5cc-9495-491e-ac93-e3cb0c1975c5<br>42 LED TYPE 3 DISTRIBUTION | 42 |
| VCPG-1 | | (1) . | VCPG LED WITH P2 – PERFORMANCE PACKAGE, 4000K, LANE OPTIC TYPE | ELECTRONIC | CEILING | Lithonia Lighting, VCPG LED P2 40K LANE MVOLT | 120V 1P 2W | . | | /27/2018<br>11/23/2020<br>ACUITY BRANDS LIGHTING, DECATUR LAB<br><br>TYPE IV, VERY SHORT, BUG RATING: B1 – U0 – G2<br>4774.5<br>33.98<br>LED<br>PENDANT/ CEILING MOUNT<br>1.58, 1.58, 4.1<br>VCPG LED Parking Garage Luminaire<br>12e97d18-ddc8-4281-8796-0f736f4edc67 | 4 |
| Wal-Pack | | (1) LED, NICHIA NVAL144ART | LIL Wallpack (Standard) | ELECTRONIC | WALL | Lithonia Lighting, LIL LED 40K MVOLT | 120V 1P 2W | LED DRIVER, ANTRON AC700512M, | | /24/2018<br>4/20/2018<br>ACUITY BRANDS LIGHTING, DECATUR LAB<br>TES LM-79-08<br>TYPE V, VERY SHORT, BUG RATING: B1 – U0 – G2<br>832.8<br>0.9<br>LED<br>90<br>0.1, 0.19, 0<br>WALPACK DOWNLIGHT<br>WL LED Wal Pack<br>3350cdc8-0f39-4c39-bf2e-f5dc66e262e4<br>NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.<br>333.1<br>120.1 VOLTS, 8.36 WATTS, 0.0890 AMPS<br>AMBIENT: 25.6 | 124 |




MRP LED LIGHT DETAIL — NO SCALE




D-SERIES LIGHT DETAIL — NO SCALE

ALL LIGHTS WILL MATCH THE ADJACENT ESTIA RESIDENTIAL PROJECT (UNDER SEPARATE REVIEW)

NOTES

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |

ROCKLIN

NOT FOR CONSTRUCTION

BENCH MARK
ELEV: BME

| | | | |
|---|---|---|---|
| BM 1 | | BM 3 | |
| BM 2 | | BM 4 | |

SITE PLAN FOR
**UNIVERSITY SQUARE**
AT ROCKLIN
SITE LIGHTING & PHOTOMETRIC PLAN
ROCKLIN, CALIFORNIA

| | |
|---|---|
| DATE 10.25.2023 | SCALE: HORIZ. 1" = 40' |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C6 | |
| OF 7 | |

JOB NO. 21-0069-00

UNIVERSITY SQUARE AT ROCKLIN

Dwg: X:\2021\21-0069.00 (ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\WORKING\21006901-SL01.DWG | Saved: 08-17-23 12:56pm SSTRYSON

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

PHASE 1 - PARCEL 2 AND COMMON DRIVE AISLE
PHASE 2 - PARCEL 3
PHASE 3 - PARCEL 1
PHASE 4 - PARCEL 6
PHASE 5 - PARCEL 7
PHASE 6 - PARCEL 4
PHASE 7 - PARCEL 5

PHASING LEGEND

## LEGEND

FIRE ACCESS TURNING RADIUS TEMPLATE (TYPICAL DIMENSION)

R=50'
R=30'

FIRE TRUCK ACCESSIBILITY PATH

FIRE LANE STRIPING, DETAIL 1

FIRE LANE NO PARKING
FIRE LANE NO PARKING

CONCRETE CURB, PAINT TOP AND FACE OF CURB WITH TWO COATS OF "HIGHWAY RED" PAINT

1 FIRE LANE STRIPING

PROPERTY LINE
EXISTING WATER LINE
(E)-FH
UNIVERSITY AVENUE
RIGHT OF WAY
WILLIAM JESSUP UNIVERSITY
PROPOSED RESIDENTIAL UNDER SEPARATE REVIEW
PHASE 4
DAYCARE
10,000 SF
PARCEL 6
1.24 AC.
13,000 SF
PHASE 7
QSR 1
2,500 SF
PARCEL 5
0.69 AC.
PHASE 6
QSR 2
2,500 SF
PARCEL 4
0.94 AC.
PHASE 5
SHOPS 1
10,000 SF
PARCEL 7
1.30 AC.
PHASE 3
HOTEL
120 ROOMS
4-STORY
18,000 SF FLOOR AREA
72,000 SF TOTAL AREA
PARCEL 1
3.04 AC.
PHASE 1
C. STORE
3,700 SF
PARCEL 2
1.33 AC.
FUEL CANOPY
CAR WASH
1,460 SF
PARCEL 3
1.43 AC.
PHASE 2
SHOPS 2
7,800 SF
PCWA WATER EASEMENT PER DOC. NO. 2014-0057790
PCWA EASEMENT PER INST. NO. 3312579, O.R.P.C. TO BE ABANDONED).
15' SEWER EASEMENT (PROPOSED)
20' SEWER EASEMENT PER 2004-0035793 O.R.P.C.
50' SEWER ESMT
10' M.P.E. PER 9 MAPS 24
SUNSET BOULEVARD

NO | DATE | DESCRIPTION

ROCKLIN


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com


NOT FOR CONSTRUCTION

BENCH MARK
ELEV: BME

| | |
|---|---|
| BMD 1 | |
| BMD 2 | |
| BMD 3 | |
| BMD 4 | |

BMI

SITE PLAN FOR:
# UNIVERSITY SQUARE
AT ROCKLIN
FIRE ACCESS PLAN
ROCKLIN, CALIFORNIA

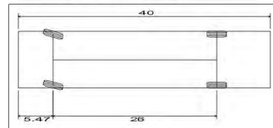
| | |
|---|---|
| DATE 10.25.2023 | SCALE: HORIZ. 1" = 40' |
| COMPUTED GB | VERT. 1" = N/A |
| PROJECT ENGINEER | |
| DRAWN | DESIGNED GJB |
| SHEET C7 | |
| OF 7 | |

JOB NO. 21-0069-00

UNIVERSITY SQUARE AT ROCKLIN

Dwg: X:\2021\21-0069.00 (ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\WORKING\21-0069.00 F01-FA01.DWG | Saved: 10-25-23 04:02pm SMEHL

## TRUCK DETAIL




| 2107 Freightliner | |
|---|---|
| Overall Length | 40.000ft |
| Overall Width | 9.000ft |
| Overall Body Height | 10.315ft |
| Min Body Ground Clearance | 1.245ft |
| Track Width | 9.000ft |
| Lock-to-lock time | 6.00s |
| Wall to Wall Turning Radius | 45.000ft |

## LEGEND

SEWER EASEMENT

TRUCK PATH OF TRAVEL

October 2023

MP# 21-0069-00

# UNIVERSITY COMMERCIAL CENTER

## SUNSET BOULEVARD / UNIVERSITY AVENUE

## SEWER ACCESS EXHIBIT

**MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

Dwg: X:\2021\21-0069-00\ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\EXHIBITS\ROCKLIN UNIVERSITY SQUARE_ VEHICLE TRACKING.DWG | Saved: 10-25-23 03:16pm SMEHL

| COMMON DRIVE AISLE SQUARE FOOTAGE | |
|---|---|
| PARCEL | SQUARE FEET ( ± ) |
| 1 | 9,373.35 |
| 2 | 5,958.39 |
| 3 | 5,091.38 |
| 4 | 10,201.22 |
| 5 | 8,928.19 |
| 6 | 6,730.40 |
| 7 | 11,625.68 |
| TOTAL (± SF) | 57,908.61 |

PHASE 1 - PARCEL 2 AND COMMON DRIVE AISLE
PHASE 2 - PARCEL 3
PHASE 3 - PARCEL 1
PHASE 4 - PARCEL 6
PHASE 5 - PARCEL 7
PHASE 6 - PARCEL 4
PHASE 7 - PARCEL 5

LEGEND

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

UNIVERSITY AVENUE

PARCEL 4
35-P.M.-63

PARCEL 6
1.24 AC.

PHASE 4

PHASE 7

PARCEL 5
0.69 AC.

PHASE 6

PARCEL 4
0.94 AC.

PHASE 5

PARCEL 7
1.33 AC.

PHASE 3

PARCEL 1
3.04 AC.

PHASE 1

PARCEL 2
1.33 AC.

PARCEL 3
1.43 AC.

PHASE 2

REMAINDER
35-P.M.-63

SUNSET BOULEVARD

NOT FOR CONSTRUCTION

Dwg: X:\2021\21-0069.00 (ROCKLIN COMMERCIAL-SUNSET BLVD)\DGN\PLANNING\21006900 P01 PHASING PLAN.DWG | Saved: 10-25-23 04:21pm SMEHL

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.


**MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom * Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com


# ROCKLIN UNIVERSITY SQUARE
## SUNSET BOULEVARD / UNIVERSITY AVENUE
## PHASING PLAN
ROCKLIN, CA

DATE OCTOBER 25, 2023
SHEET 1
OF 1

JOB NO. 21-0069-00




## KEY NOTES

1. PROPERTY BOUNDARY
2. STREET TREES SPACED 30' O.C., AVERAGE. TREES PER CITY OF ROCKLIN IMPROVEMENT STANDARDS APPROVED PLANT LIST (4-25)
3. EXISTING SIDEWALK
4. ADJACENT PROPERTY WITH GATED ENTRANCE
5. OUTDOOR GATHERING SPACES WITH ENHANCED PAVING, SEATING, AND ENHANCED PLANTING. FINAL DESIGN TO BE DETERMINED WITH TENANT REQUIREMENTS
6. PROPOSED PARCEL LINE
7. EXISTING ASPHALT ROAD WITHIN SPMUD EASEMENT
8. EXISTING PLANTING IMPROVEMENTS AT GATED ENTRY
9. LIMITED PLANTING WITHIN SPMUD EASEMENT. PLANTING TO MATCH PLANTING FROM ADJACENT PARCEL
10. OUTDOOR AREA(S) PROVIDED BY TENANT/OPERATOR
11. PLANTED SWALE, REFER TO SHEET L1.6 FOR TYPICAL SWALE SECTION. WIDTH AND SLOPES MAY VARY TO FOLLOW SITE CONDITIONS PER THE CIVIL DRAWINGS.
12. ENHANCED COMMUNITY PLAZA WITH SEATWALLS, DECORATIVE TRELLIS, SPECIMEN TREE AND ENHANCED PAVING. REFER TO SHEET L1.6
13. PROPOSED ART INSTALLATIONS
14. NEW BUS STOP, REFER TO CIVIL DRAWINGS
15. PROPOSED SIGN LOCATIONS. REFER TO SIGN PACKAGE FOR ADDITIONAL INFORMATION
16. PROJECT MONUMENT SIGN, REFER TO SHEET L4.2 FOR DESIGN INTENT.
17. LANDSCAPE WITHIN CITY ROW. SHOWN FOR REFERENCE ONLY. NOT A PART OF THIS PROJECT.
18. TRASH ENCLOSURES, REFER TO SHEET L4.1 FOR DESIGN INTENT.

## IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR. THE IRRIGATION CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. AN EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 8' WIDE, SET BACK 2' FROM HARDSCAPE
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 8' IN WIDTH

## LANDSCAPE DESIGN CONCEPT

A VARIETY OF LOW AND MEDIUM WATER USE TREES, SHRUBS, AND GROUNDCOVER WILL PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE AND FOLLOW THE NORTHWEST GENERAL DEVELOPMENT PLAN REQUIREMENTS.

LARGE CANOPY PARKING LOT SHADE TREES, ALONG WITH VERTICAL SHRUBS AND LOW GROUNDCOVER WILL SOFTEN THE TRANSITION AS ONE MOVES INTO THE SITE.

COLUMNAR AND SMALL ACCENT TREES WITHIN THE SITE, WILL PROVIDE FORM AND CONTEXT TO THE BUILDING. VEGETATED SWALES PLANTED WITH NATIVE GRASSES AROUND THE SITE PERIMETER PROVIDE ON-SITE STORM WATER MANAGEMENT.

PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. PLANTING DESIGN WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE. MINIMUM PLANTING SIZE PER CONDITIONS OF APPROVAL OR AS APPROVED BY CITY IN PLAN CHECK. SIGNIFICANT DEVIATIONS WOULD REQUIRE SUBSTANTIAL COMPLIANCE APPROVAL BY STAFF PRIOR TO OR DURING PLAN CHECK.

PEDESTRIANS FROM THE ADJACENT RESIDENTIAL DEVELOPMENT TO THE WEST, AND FROM THE RIGHT-OF-WAY ALONG SUNSET BLVD. AND UNIVERSITY AVENUE, ARE GUIDED THROUGH THE SITE BY A CLEAR AND DIRECT NETWORK OF PATHS AND CROSSWALKS. ALL THREE PRIMARY PEDESTRIAN ROUTES CULMINATE AT THE COMMUNITY PLAZA, A CENTRAL AND ELEVATED GATHERING SPACE REPLETE WITH SHADE TREES, SEATWALLS, AND A COMMANDING VIEW OF THE ENVIRONMENT – OFFERING TRUE "PROSPECT AND REFUGE." THE PROJECT ALSO FEATURES CLEAR SIGHTLINES FOR VEHICLES, DECORATIVE PAVING AND CROSSWALKS AT ALL THREE VEHICULAR ENTRIES, AND PROVIDES AMPLE PARKING LOT SHADE.

SEE SHEET L1.5 FOR PLANT LEGEND

0' 40' 80'
1" = 40'

N

22003

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Overall Preliminary Landscape Plan

ROCKLIN, CALIFORNIA

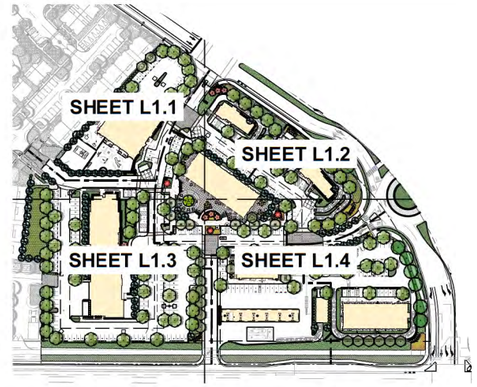
DATE August 14, 2023
SHEET L1.0
OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.)\DWG\PLAN\WORKING\21-0069 UT-01.DWG | Saved: 08-04-22 01:44pm RCHENG




## KEY MAP




## KEY NOTES

1. PROPERTY BOUNDARY
2. STREET TREES SPACED 30' O.C., AVERAGE. TREES PER CITY OF ROCKLIN IMPROVEMENT STANDARDS APPROVED PLANT LIST (4-25)
3. EXISTING SIDEWALK
4. ADJACENT PROPERTY WITH GATED ENTRANCE
5. OUTDOOR GATHERING SPACES WITH ENHANCED PAVING, SEATING, AND ENHANCED PLANTING. FINAL DESIGN TO BE DETERMINED WITH TENANT REQUIREMENTS
6. PROPOSED PARCEL LINE
7. EXISTING ASPHALT ROAD WITHIN SPMUD EASEMENT
8. EXISTING PLANTING IMPROVEMENTS AT GATED ENTRY
9. LIMITED PLANTING WITHIN SPMUD EASEMENT. PLANTING TO MATCH PLANTING FROM ADJACENT PARCEL
10. OUTDOOR AREA(S) PROVIDED BY TENANT/OPERATOR
11. PLANTED SWALE, REFER TO SHEET L1.6 FOR TYPICAL SWALE SECTION. WIDTH AND SLOPES MAY VARY TO FOLLOW SITE CONDITIONS PER THE CIVIL DRAWINGS.

**SEE SHEET L1.5 FOR PLANT LEGEND**

0' 20' 40'
1" = 20'

N

22003

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Landscape Plan

ROCKLIN, CALIFORNIA

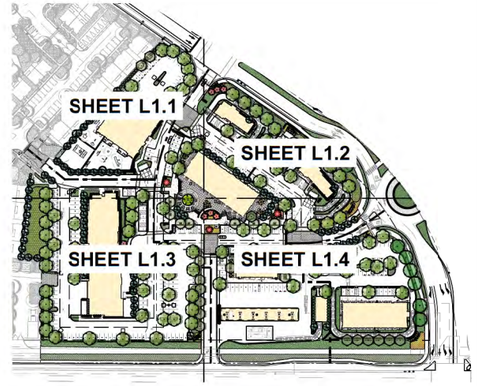
DATE August 14, 2023
SHEET L1.1
OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\WORKING\21-0069 L01.01.DWG | Saved: 08-04-22 01:44pm ROHENG




## KEY MAP




## KEY NOTES

1. PROPERTY BOUNDARY
2. STREET TREES SPACED 30' O.C., AVERAGE. TREES PER CITY OF ROCKLIN IMPROVEMENT STANDARDS APPROVED PLANT LIST (4-25)
3. EXISTING SIDEWALK
4. ADJACENT PROPERTY WITH GATED ENTRANCE
5. OUTDOOR GATHERING SPACES WITH ENHANCED PAVING, SEATING, AND ENHANCED PLANTING. FINAL DESIGN TO BE DETERMINED WITH TENANT REQUIREMENTS
6. PROPOSED PARCEL LINE
7. EXISTING ASPHALT ROAD WITHIN SPMUD EASEMENT
8. EXISTING PLANTING IMPROVEMENTS AT GATED ENTRY
9. LIMITED PLANTING WITHIN SPMUD EASEMENT. PLANTING TO MATCH PLANTING FROM ADJACENT PARCEL
10. OUTDOOR AREA(S) PROVIDED BY TENANT/OPERATOR
11. PLANTED SWALE, REFER TO SHEET L1.6 FOR TYPICAL SWALE SECTION. WIDTH AND SLOPES MAY VARY TO FOLLOW SITE CONDITIONS PER THE CIVIL DRAWINGS.
12. SHRUBS AND GROUNDCOVER TO MATCH EXISTING PLANTING ON ADJACENT PROJECT TO CREATE CONTINUITY IN THE LANDSCAPE
13. DECORATIVE GRANITE BOULDERS

SEE SHEET L1.5 FOR PLANT LEGEND

0' 20' 40'
1" = 20'

N

22003

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Landscape Plan

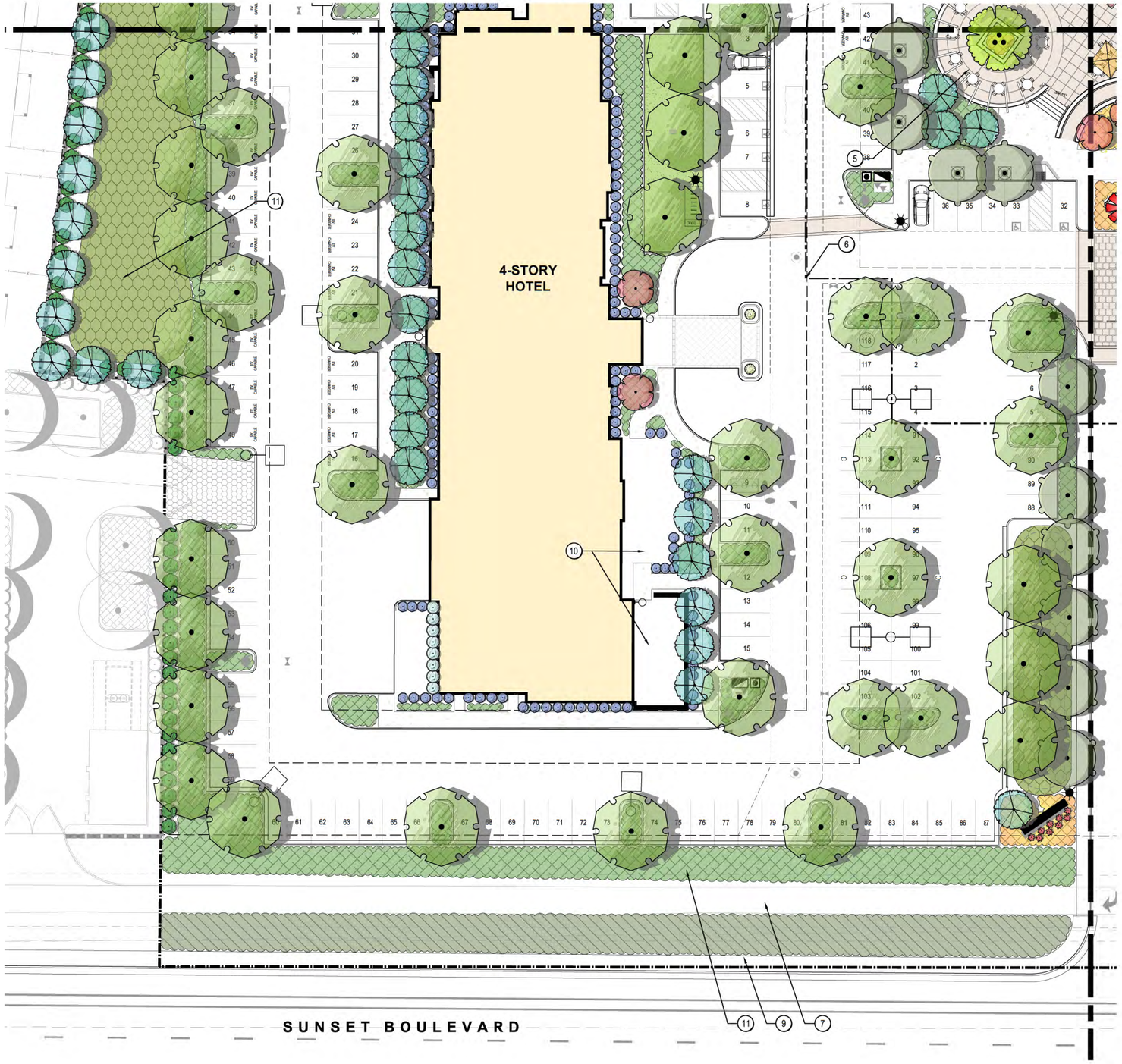
ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L1.2
OF -

JOB NO. 21-0069-00

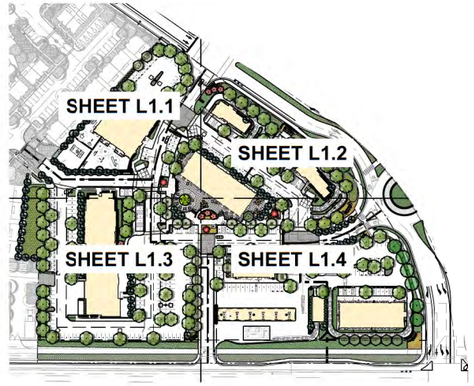
Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.)\DWG\PLAN\WORKING\21-0069 UT-01.DWG | Saved: 08-04-22 01:44pm RICHENG

CONTINUATION LINE - REFER TO SHEET L1.1




CONTINUATION LINE - REFER TO SHEET L1.4

## KEY MAP




## KEY NOTES

1. PROPERTY BOUNDARY
2. STREET TREES SPACED 30' O.C., AVERAGE. TREES PER CITY OF ROCKLIN IMPROVEMENT STANDARDS APPROVED PLANT LIST (4-25)
3. EXISTING SIDEWALK
4. ADJACENT PROPERTY WITH GATED ENTRANCE
5. OUTDOOR GATHERING SPACES WITH ENHANCED PAVING, SEATING, AND ENHANCED PLANTING. FINAL DESIGN TO BE DETERMINED WITH TENANT REQUIREMENTS
6. PROPOSED PARCEL LINE
7. EXISTING ASPHALT ROAD WITHIN SPMUD EASEMENT
8. EXISTING PLANTING IMPROVEMENTS AT GATED ENTRY
9. LIMITED PLANTING WITHIN SPMUD EASEMENT. PLANTING TO MATCH PLANTING FROM ADJACENT PARCEL
10. OUTDOOR AREA(S) PROVIDED BY TENANT/OPERATOR
11. PLANTED SWALE, REFER TO SHEET L1.6 FOR TYPICAL SWALE SECTION. WIDTH AND SLOPES MAY VARY TO FOLLOW SITE CONDITIONS PER THE CIVIL DRAWINGS.
12. SHRUBS AND GROUNDCOVER TO MATCH EXISTING PLANTING ON ADJACENT PROJECT TO CREATE CONTINUITY IN THE LANDSCAPE
13. DECORATIVE GRANITE BOULDERS

SEE SHEET L1.5 FOR PLANT LEGEND

0' 20' 40'
1" = 20'

N

22003

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Landscape Plan

ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L1.3
OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILE01\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\WORKING\21006900 L1T-01.DWG | Saved: 08-04-22 01:44pm ROHENG

CONTINUATION LINE - REFER TO SHEET L1.2

CONTINUATION LINE - REFER TO SHEET L1.3

SHOPS 1

C.STORE

FUEL CANOPY

CAR WASH

SHOPS 2

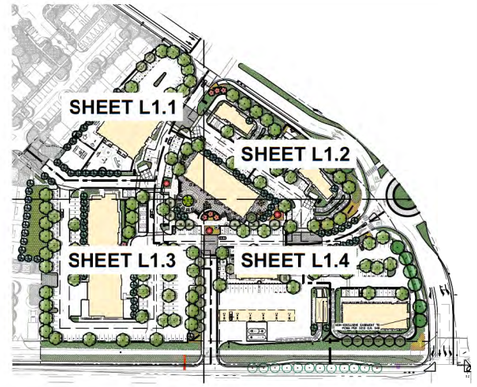
UNIVERSITY AVENUE

YIELD

YIELD

SUNSET BOULEVARD

## KEY MAP




## KEY NOTES

1. PROPERTY BOUNDARY
2. STREET TREES SPACED 30' O.C., AVERAGE. TREES PER CITY OF ROCKLIN IMPROVEMENT STANDARDS APPROVED PLANT LIST (4-25)
3. EXISTING SIDEWALK
4. ADJACENT PROPERTY WITH GATED ENTRANCE
5. OUTDOOR GATHERING SPACES WITH ENHANCED PAVING, SEATING, AND ENHANCED PLANTING. FINAL DESIGN TO BE DETERMINED WITH TENANT REQUIREMENTS
6. PROPOSED PARCEL LINE
7. EXISTING ASPHALT ROAD WITHIN SPMUD EASEMENT
8. EXISTING PLANTING IMPROVEMENTS AT GATED ENTRY
9. LIMITED PLANTING WITHIN SPMUD EASEMENT. PLANTING TO MATCH PLANTING FROM ADJACENT PARCEL
10. OUTDOOR AREA(S) PROVIDED BY TENANT/OPERATOR
11. PLANTED SWALE, REFER TO SHEET L1.6 FOR TYPICAL SWALE SECTION. WIDTH AND SLOPES MAY VARY TO FOLLOW SITE CONDITIONS PER THE CIVIL DRAWINGS.
12. SHRUBS AND GROUNDCOVER TO MATCH EXISTING PLANTING ON ADJACENT PROJECT TO CREATE CONTINUITY IN THE LANDSCAPE
13. DECORATIVE GRANITE BOULDERS
14. ENHANCED PAVING AT ENTRIES

SEE SHEET L1.5 FOR PLANT LEGEND

0' 20' 40'
1" = 20'

N

22033

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| △ | | | | | |
| △ | | | | | |
| △ | | | | | |
| △ | | | | | |
| △ | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Landscape Plan

ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L1.4
OF -

JOB NO. 21-0069-00

Dwg: IMP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD )\DWG\PLANWORKING\21006901.DWG | Saved: 08-04-22 01:46pm RICHENG

## CONCEPT PLANT SCHEDULE

STREET TREES
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE ON THE OPPOSITE SIDE OF THE STREET

| | |
|---|---|
| ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE | 15 GAL. |
| ULMUS PARVIFOLIA 'ATHENA' / ATHENA ELM (SML/EVERGREEN) | 15 GAL. |
| ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM | 15 GAL. |
| ULMUS X 'ACCOLADE' / ACCOLADE ELM | 15 GAL. |

ACCENT TREES

| | |
|---|---|
| ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE | 5 GAL. |
| CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD | 24" BOX |
| CHIONANTHUS RETUSUS / CHINESE FRINGE TREE | 24" BOX |
| CORNUS KOUSA / KOUSA DOGWOOD | 15 GAL. |
| LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE | 24" BOX |
| MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA | 15 GAL |
| NYSSA SYLVATICA / SOUR GUM | 15 GAL |

SPECIMEN TREE
SPECIMEN TREE TO PROVIDE VISUAL INTEREST AND HIGHLIGHT ENTRIES ON THE SITE

| | |
|---|---|
| QUERCUS DOUGLASII / BLUE OAK | 24" BOX, L |

PARKING LOT / SHADE TREES

| | |
|---|---|
| ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE | 15 GAL. |
| FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH | 15 GAL. |
| PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE | 15 GAL. |
| PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE | 15 GAL. |
| ULMUS X 'ACCOLADE' / ACCOLADE ELM | 15 GAL. |
| ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA | 15 GAL. |

COLUMNAR TREES
TREES WITH UPRIGHT, FASTIGATE HABIT; USED AT NARROW AREAS OR ADJACENT TO BUILDINGS.

| | |
|---|---|
| ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE | 15 GAL. |
| CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM | 15 GAL. |
| MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA | 15 GAL. |
| QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK | 15 GAL. |
| QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK | 15 GAL. |

INTERIOR AISLE AND ALLEE TREES
USED BEHIND MAJOR CANOPY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES.

| | |
|---|---|
| CARPINUS BETULUS / EUROPEAN HORNBEAM | 15 GAL. |
| NYSSA SYLVATICA / SOUR GUM | 15 GAL. |
| PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE | 15 GAL. |
| PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR | 15 GAL. |
| PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR | 15 GAL. |

SCREEN SHRUBS
VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

| | |
|---|---|
| CALLISTEMON VIMINALIS SLIM TM / SLIM BOTTLEBRUSH | 5 GAL. |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET | 5 GAL. |
| PHOTINIA X FRASERI / PHOTINIA | 5 GAL. |
| PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW | 15 GAL. |
| PRUNUS C. 'BRIGHT 'N TIGHT' TM / DWARFT CAROLINA LAUREL | 15 GAL. |
| RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN | 5 GAL. |
| XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA | 5 GAL. |

(S4) ACCENT
ACCENT PLANTS FOR SPECIAL INTEREST

| | |
|---|---|
| AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE | 5 GAL. |
| CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 5 GAL. |
| DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY | 5 GAL. |
| DIETES VEGETA / AFRICAN IRIS | 5 GAL. |
| PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS | 5 GAL. |
| PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX | 5 GAL. |

SPECIMEN PLANTS
UNIQUE SPECIMENS FOR VISUAL INTEREST

| | |
|---|---|
| AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT | 5 GAL. |
| ANIGOZANTHOS X 'BIG RED' / KANGAROO PAW HYBRIDS | 5 GAL. |
| DASYLIRION WHEELERI / GREY DESERT SPOON | 5 GAL. |

VINES
MIX OF EVERGREEN AND DECIDIOUS VINES PLANTED ON MASONRY WALLS AND LOW LANDSCAPE SCREEN WALLS

| | |
|---|---|
| CLEMATIS SPP / CLEMATIS | 5 GAL. |
| FICUS PUMILA / CREEPING FIG | 5 GAL. |
| LONICERA X 'FREEDOM' / FREEDOM HONEYSUCKLE | 5 GAL. |

FOUNDATION SHRUBS

| | |
|---|---|
| ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE | 5 GAL. |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET | 5 GAL. |
| OSMANTHUS FRAGRANS / SWEET OLIVE | 5 GAL. |
| PHOTINIA X FRASERI / PHOTINIA | 5 GAL. |
| PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE | 5 GAL. |
| RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN | 5 GAL. |
| RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN | 5 GAL. |
| WESTRINGIA FRUTICOSA / COAST ROSEMARY | 5 GAL. |
| XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA | 5 GAL. |

MID-GROUND SHRUBS

| | |
|---|---|
| CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA | 5 GAL. |
| DIETES IRIDIOIDES / FORTNIGHT LILY | 5 GAL. |
| MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE | 5 GAL. |
| PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL | 5 GAL. |
| RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE | 5 GAL. |
| VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS | 5 GAL. |

ACCENT/ENTRY PLANTING
THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS.

| | |
|---|---|
| COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN | 5 GAL. |
| HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY | 5 GAL. |
| HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW TEXAS YUCCA | 5 GAL. |
| LAVANDULA X INTERMEDIA VARS. / LAVENDER | 5 GAL. |
| LOMANDRA LONGIFOLIA 'LOMLOM' / LIME TUFF DWARF MAT RUSH | 5 GAL. |
| LOROPETALUM CHINENSE VARS. / GREEN LOROPETALUM | 5 GAL. |
| ROSA X POPCORN TM / POPCORN DRIFT ROSE | 2 GAL. |

SHRUBS AND GROUNDCOVER
SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.

| | |
|---|---|
| ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA | 5 GAL. |
| AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE | 5 GAL. |
| BOUTELOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS | 5 GAL. |
| CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA | 5 GAL. |
| CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE | 5 GAL. |
| COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN | 5 GAL. |
| COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER | 5 GAL. |
| DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY | 5 GAL. |
| DIETES VEGETA / AFRICAN IRIS | 5 GAL. |
| ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA | 5 GAL. |
| HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY | 5 GAL. |
| LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER | 5 GAL. |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET | 5 GAL. |
| LOMANDRA LONGIFOLIA / MAT RUSH | 5 GAL. |
| LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER | 5 GAL. |
| MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS | 5 GAL. |
| MUHLENBERGIA DUBIA / PINE MUHLY | 5 GAL. |
| PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS | 5 GAL. |
| RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE | 5 GAL. |
| RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE | 5 GAL. |
| RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE | 5 GAL. |
| RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN | 5 GAL. |
| WESTRINGIA FRUTICOSA / COAST ROSEMARY | 5 GAL. |

BIORENTION AREA
PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. FLOW LINE AND BOTTOM OF THE SWALES WILL BE PLANTED WITH A BIORETENTION SOD AND THE SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES.

| | |
|---|---|
| CAREX BARBERAE / SANTA BARBARA SEDGE | 1 GAL. |
| CAREX NUDATA / CALIFORNIA BLACK-FLOWERING SEDGE | 1 GAL. |
| DANTHONIA CALIFORNICA / CALIFORNIA OATGRASS | 1 GAL. |
| LEYMUS TRITICOIDES / WILD RYE | 1 GAL. |
| LILIUM PARDALINUM / LEOPARD LILY | 1 GAL. |
| MUHLENBERGIA RIGENS / DEER GRASS | 1 GAL. |

## PRELIMINARY PLANT LEGEND - SPMUD EASEMENT

SHRUBS - SPMUD EASEMENT
SMALL SHRUBS AND GROUNDCOVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.

| | |
|---|---|
| ABELIA X GRANDFLORA 'CANYON CREEK' / GLOSSY ABELIA | 5 GAL. |
| AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE | 5 GAL. |
| BOUTELOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS | 5 GAL. |
| CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA | 5 GAL. |
| CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE | 5 GAL. |
| COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN | 5 GAL. |
| COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER | 5 GAL. |
| DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY | 5 GAL. |
| DIETES VEGETA / AFRICAN IRIS | 5 GAL. |
| ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA | 5 GAL. |
| HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY | 5 GAL. |
| LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER | 5 GAL. |
| LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET | 5 GAL. |
| LOMANDRA LONGIFOLIA / MAT RUSH | 5 GAL. |
| LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER | 5 GAL. |
| MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS | 5 GAL. |
| MUHLENBERGIA DUBIA / PINE MUHLY | 5 GAL. |
| PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS | 5 GAL. |
| RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE | 5 GAL. |
| RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE | 5 GAL. |
| RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWHORNE | 5 GAL. |
| RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN | 5 GAL. |
| WESTRINGIA FRUTICOSA / COAST ROSEMARY | 5 GAL. |

## PRELIMINARY PLANT LEGEND - POTS

POTS
PLANTS PROPOSED FOR POTS LOCATED A BUILDING ENTIRES AND OUTDOOR SEATING AREAS

| | |
|---|---|
| BULBINE FRUTESCENS / STALKED BULBINE | 1 GAL. |
| BUXUS MICROPHYLLA J. 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD WUCOLS (M) | 1 GAL. |
| DIANELLA REVOLUTA 'BIG REV' / DIANELLA | 1 GAL. |
| TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L), ALL EXPOSURES | 1 GAL. |

POTS TRAILING PLANTS
TRAILING PLANTS TO BE PLANTED IN POTS

| | |
|---|---|
| AJUGA REPTANS 'ATROPURPUREA' / BRONZE CARPET BUGLE | 1 GAL. |
| ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY WUCOLS (L) | 1 GAL. |
| SUTERA CORDATA 'WHITE' / WHITE BACOPA | 1 GAL. |
| VINCA MINOR 'ALBA' / WHITE DWARF PERIWINKLE | 1 GAL. |

NOT FOR CONSTRUCTION

0' 40' 80'
1" = 40'

N

22003

REVISIONS

| NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

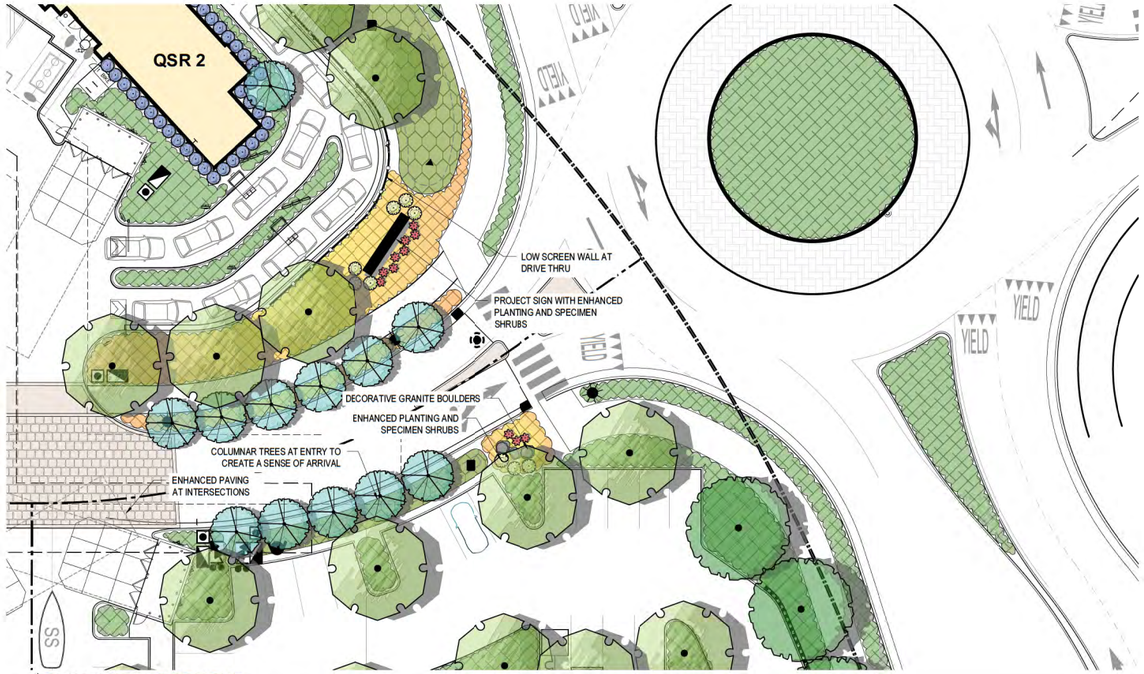
Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS
# UNIVERSITY SQUARE
## Preliminary Landscape Plant Legends
ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L1.5
OF -

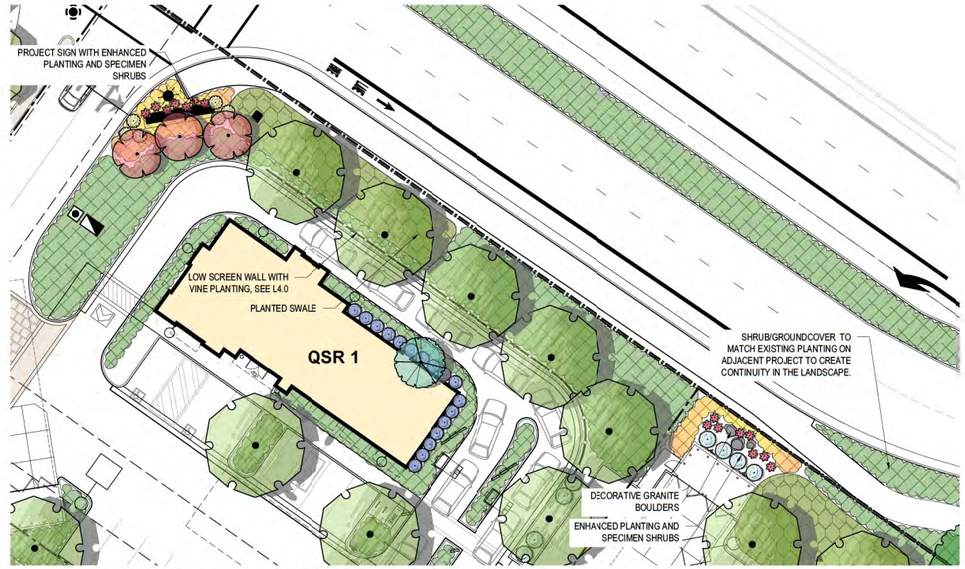
JOB NO. 21-0069-00

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.)\DWG\PLAN\WORKING\21-0069-UT-01.DWG | Saved: 08-04-22 01:44pm RCHENG



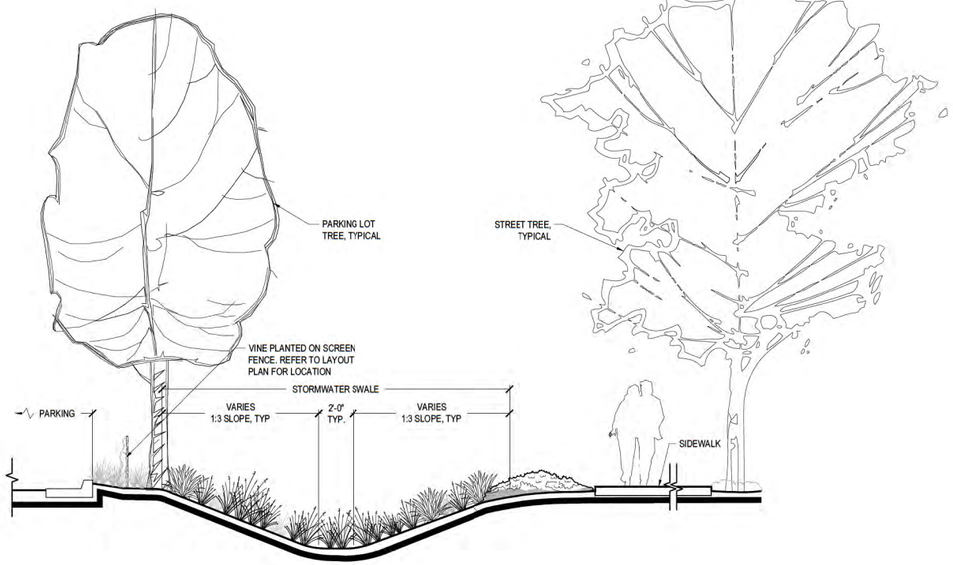

## 1 ENTRY ENLARGEMENT

1" = 20'-0" AS NOTED



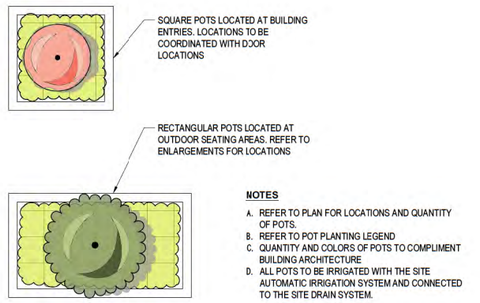

## 2 SWALE AND STREETSCAPE ENLARGEMENT

1" = 20'-0" AS NOTED




## 3 TYPICAL SWALE SECTION

1/4" = 1'-0" SECTION




**NOTES**

A. REFER TO PLAN FOR LOCATIONS AND QUANTITY OF POTS.
B. REFER TO POT PLANTING LEGEND
C. QUANTITY AND COLORS OF POTS TO COMPLIMENT BUILDING ARCHITECTURE
D. ALL POTS TO BE IRRIGATED WITH THE SITE AUTOMATIC IRRIGATION SYSTEM AND CONNECTED TO THE SITE DRAIN SYSTEM.

## 4 PLANTING WITHIN POTS

1/2" = 1'-0" AS NOTED

## PLANT SCHEDULE POTS

VERTICAL ACCENT
CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY
PICEA GLAUCA 'CONICA' / DWARF ALBERTA SPRUCE

POTS
PLANTS PROPOSED FOR POTS LOCATED A BUILDING ENTIRES AND OUTDOOR SEATING AREAS
BULBINE FRUTESCENS / STALKED BULBINE
BUXUS MICROPHYLLA J. 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD
DIANELLA REVOLUTA 'BIG REV' / DIANELLA
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER

POTS TRAILING PLANTS
TRAILING PLANTS TO BE PLANTED IN POTS
AJUGA REPTANS 'ATROPURPUREA' / BRONZE CARPET BUGLE
ANIGOZANTHOS X 'BUSH BABY' / BUSH BABY KANGAROO PAW
LOMANDRA X 'LOLTCII' / LIME SPRITZ™ LOMANDRA
ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY
SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON
SENECIO SERPENS / BLUE CHALKSTICKS
SUTERA CORDATA 'WHITE' / WHITE BACOPA
VERBENA PERUVIANA 'BALENDOPIN' / ENDURASCAPE™ HOT PINK VERBENA
VINCA MINOR 'ALBA' / WHITE DWARF PERIWINKLE

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = ____
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

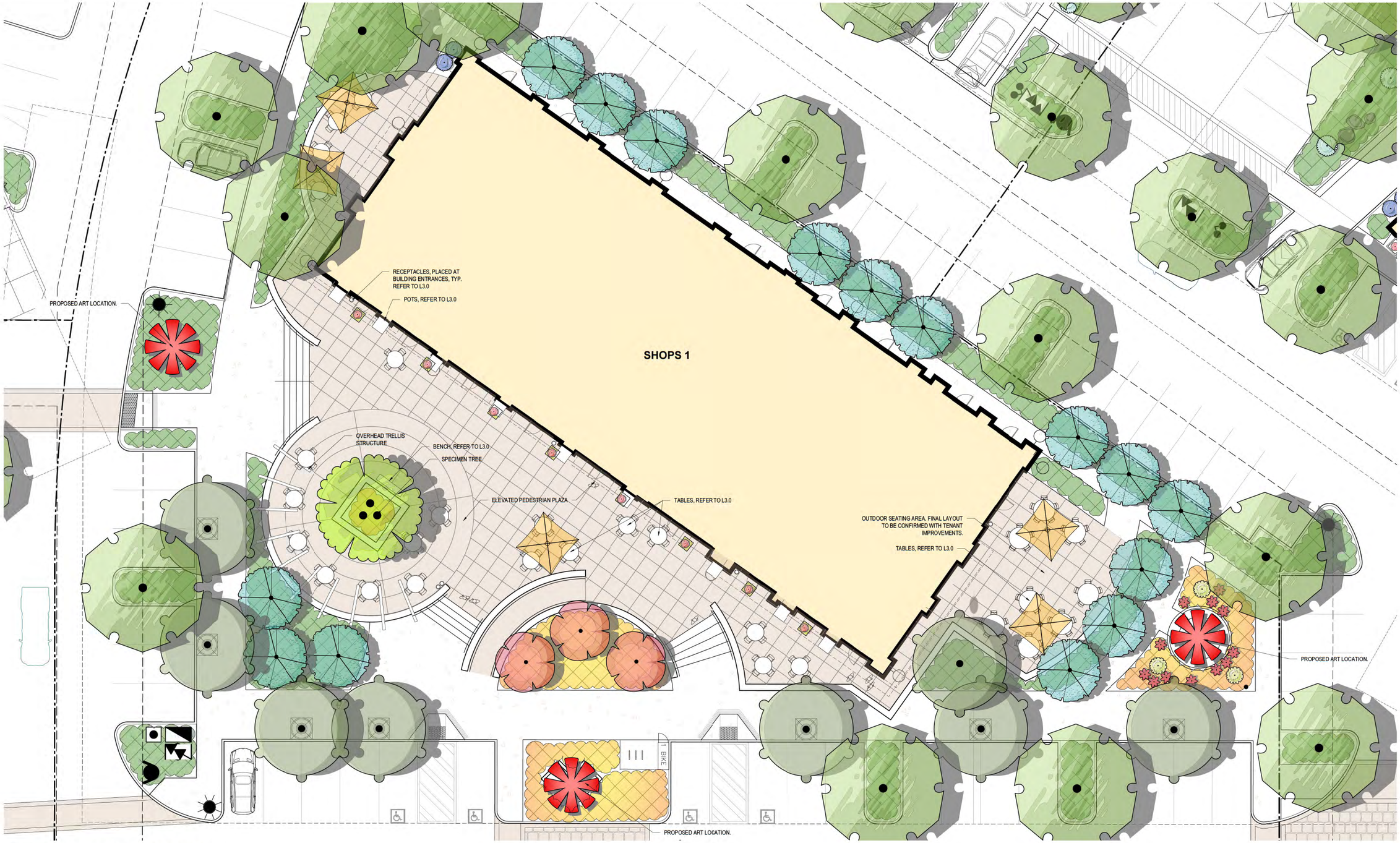
Preliminary Landscape Plan Enlargements

ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L1.6
OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD)\DWG\PLAN\WORKING\21006900 LP1.01.DWG | Saved: 08-04-22 01:46pm RICHENG




## 1 GATHERING AREA ENLARGEMENTS

1" = 10'-0"

AS NOTED

N

22003

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:

HORIZ. 1" = ____

VERT. 1" = N/A

BENCH MARK

COMPUTED

DESIGNED

DRAWN

PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Landscape Plan Enlargements

ROCKLIN, CALIFORNIA

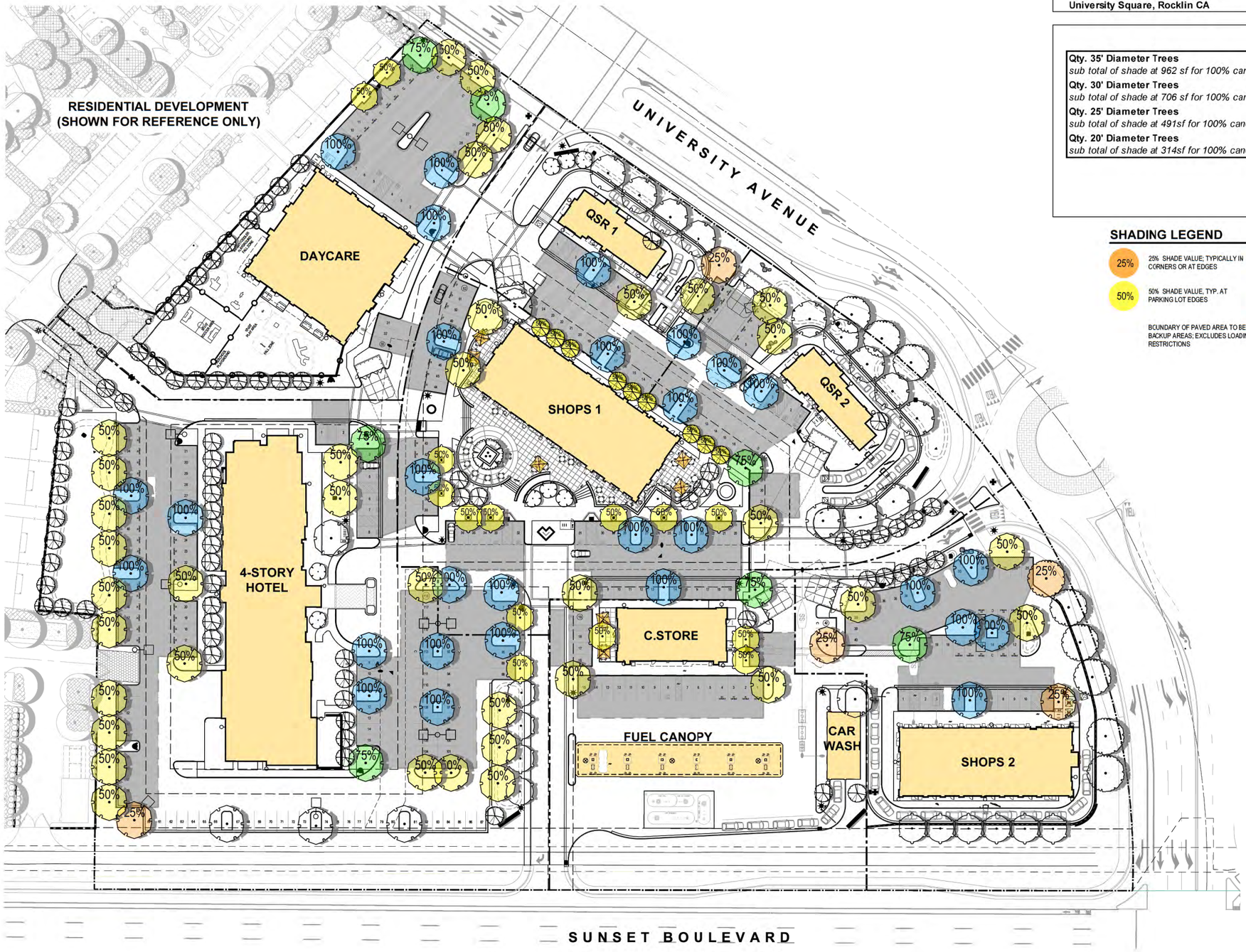
DATE August 14, 2023

SHEET L1.7

OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.7\DWG\PLAN\WORKING\21006907-U1-01.DWG | Saved: 08-04-22 01:44pm RICHENG




**Parking Lot Shade Calculations** — **Project:** 22003
**University Square, Rocklin CA** — **Date:** 8/15/2023

| | 25% | 50% | 75% | 100% | Total |
|---|---|---|---|---|---|
| **Qty. 35' Diameter Trees** | **5** | **37** | **7** | **29** | |
| *sub total of shade at 962 sf for 100% canopy* | *1200* | *17797* | *5054* | *20938* | *44,989* |
| **Qty. 30' Diameter Trees** | | **12** | | | |
| *sub total of shade at 706 sf for 100% canopy* | *0* | *5772* | *0* | *0* | *5,772* |
| **Qty. 25' Diameter Trees** | | **10** | | | |
| *sub total of shade at 491sf for 100% canopy* | *0* | *1230* | *0* | *0* | *1,230* |
| **Qty. 20' Diameter Trees** | | | | | |
| *sub total of shade at 314sf for 100% canopy* | *0* | *0* | *0* | *0* | *-* |
| | | | | *Total Shade Provided* | *51,991* |
| | | | | *Total Parking Area* | *93,428* |
| | | | | *Percent Shaded* | ***56%*** |

## SHADING LEGEND

- 25% — 25% SHADE VALUE; TYPICALLY IN CORNERS OR AT EDGES
- 50% — 50% SHADE VALUE, TYP. AT PARKING LOT EDGES
- 75% — 75% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- 100% — 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS

BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES LOADING AREAS, TRUCK ROUTES AND EASEMENT RESTRICTIONS

0' 40' 80' — 1" = 40'

N

22003

NOT FOR CONSTRUCTION

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.)\DWG\PLANS\WORKING\21006901 U7-01.DWG | Saved: 08-04-22 01:44pm RCHENG

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

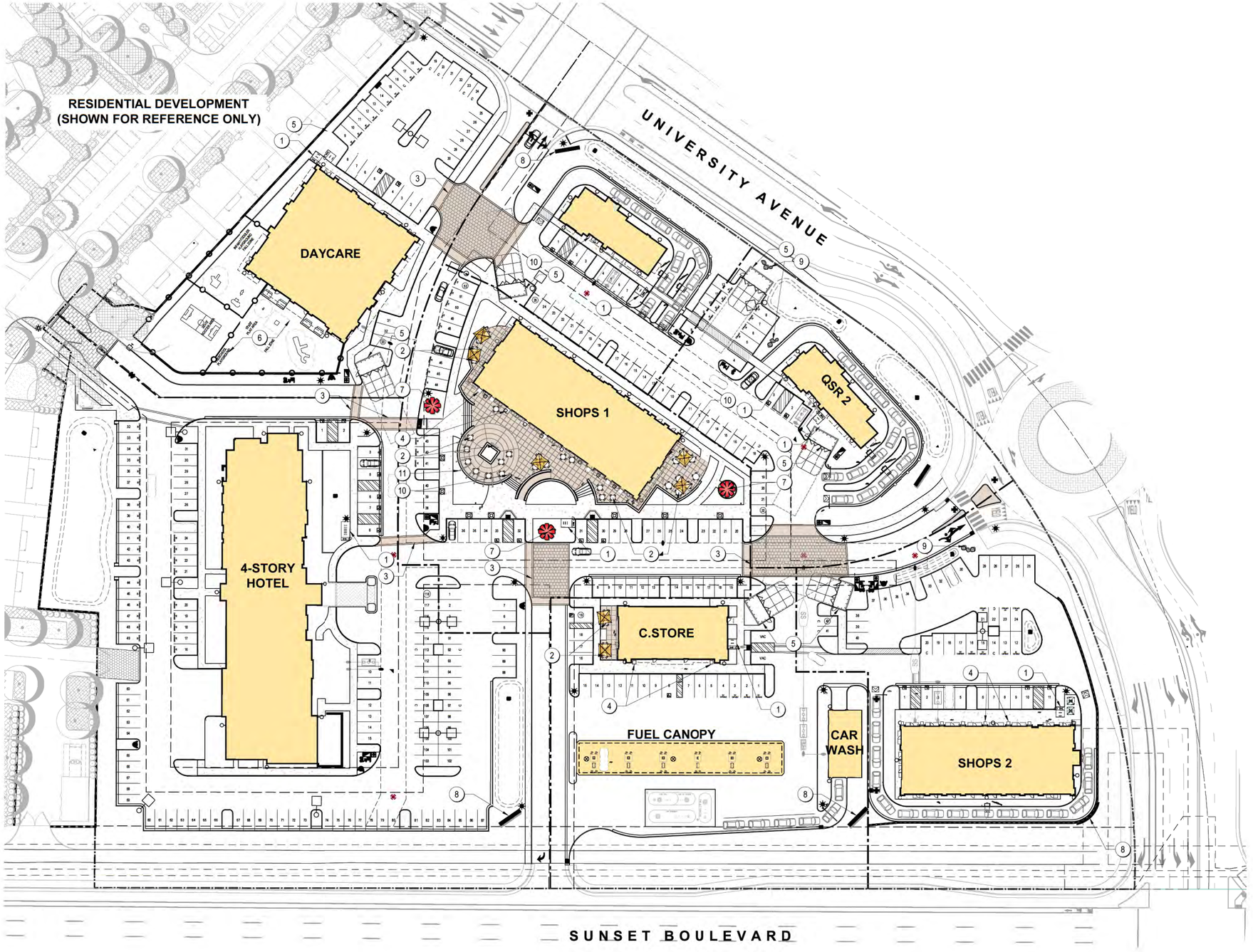
# UNIVERSITY SQUARE

## Overall Landscape Shade Plan

ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L2.0
OF -

JOB NO. 21-0069-00




## KEY NOTES

1. BIKE RACK AND BIKE LOCKERS
2. BENCHES AND TABLES
3. ENHANCED PAVING AT INTERSECTIONS AND CROSSWALKS TO COMPLY WITH DESIGN GUIDELINES AND TO MATCH ADJACENT PROPERTY
4. POTS AT BUILDING ENTRIES
5. TRASH ENCLOSURES, REFER TO SHEET L3.0 AND L3.1 FOR ADDITIONAL INFORMATION
6. PLAY EQUIPMENT AT DAY CARE. EXACT EQUIPMENT TO BE SELECTED BY TENANT. REFER TO SHEET A-151 FOR ADDITIONAL INFORMATION.
7. PROPOSED ART LOCATIONS (ART AND FINAL LOCATIONS TBD)
8. PROJECT MONUMENT SIGNS (REFER TO SIGN PACKAGE), AND SHEET L4.2
9. GRANITE BOULDERS, PLACED IN ROW AND THROUGHOUT THE SITE, TYP.
10. TRASH/RECYCLE RECEPTACLES LOCATED AT ALL BUILDING ENTRIES, TYP.
11. CANTILEVER TRELLIS STRUCTURE, REFER TO SHEET L3.1 FOR DESIGN INTENT

## MATERIALS LEGEND - DECORATIVE PAVING

**MASONRY WALL**

| MATERIAL/ELEMENT | DESCRIPTION |
|---|---|
| INTEGRAL COLOR CONCRETE WITH ACID ETCH | COLOR: OMAHA TAN #5084<br>FINISH: ACID ETCH #5 |
| INTERSECTIONS: COLORED/STAMPED ASPHALT | COLOR: GRANITE<br>TEXTURE: RUNNING BOND |
| CROSSWALKS: COLORED ASPHALT | COLOR: BRICK RED WITH CONCRETE BANDS ON EACH SIDE |

NOTE: DO NOT RELY ON COLOR REPRODUCTION OF IMAGES, SEE SAMPLES

**SEE SHEET L3.1 FOR PROPOSED FURNISHINGS**

0' 40' 80'
1" = 40'

N

22203

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Site Furnishing Plan

ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L3.0
OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILES\#PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD)\CAD\PLANNING\ROCKLIN\21-0069-UT-01.DWG | Saved: 08-04-22 01:45pm RCHENG

## SITE FURNISHINGS



TABLES WITH FIXED SEATING



6' BENCH



TRASH RECEPTACLE



CIRCLE BIKE RACK



GROUND CONTROL SYSTEMS VISI-LOCKER



CANTILEVER METAL TRELLIS AT COMMUNITY GATHERING AREA



LOW SCREEN FENCING AT RIGHT OF WAY



PLANTERS AT BUILDING ENTRIES AND OUTDOOR SEATING AREAS



GRANITE BOULDERS LOCATED THROUGHOUT THE SITE

* IMAGES ARE REPRESENTATIVE OF DESIGN INTENT. FINAL PRODUCT SELECTION MAY VARY DUE TO AVAILABILITY. FURNISHINGS TO MATCH ADJACENT DEVELOPMENT

* COLORS TO BE SELECTED TO MATCH ARCHITECTURE

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |

SCALE:
HORIZ. 1" = _____
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

**UNIVERSITY SQUARE**

Preliminary Site Furnishing Equipment

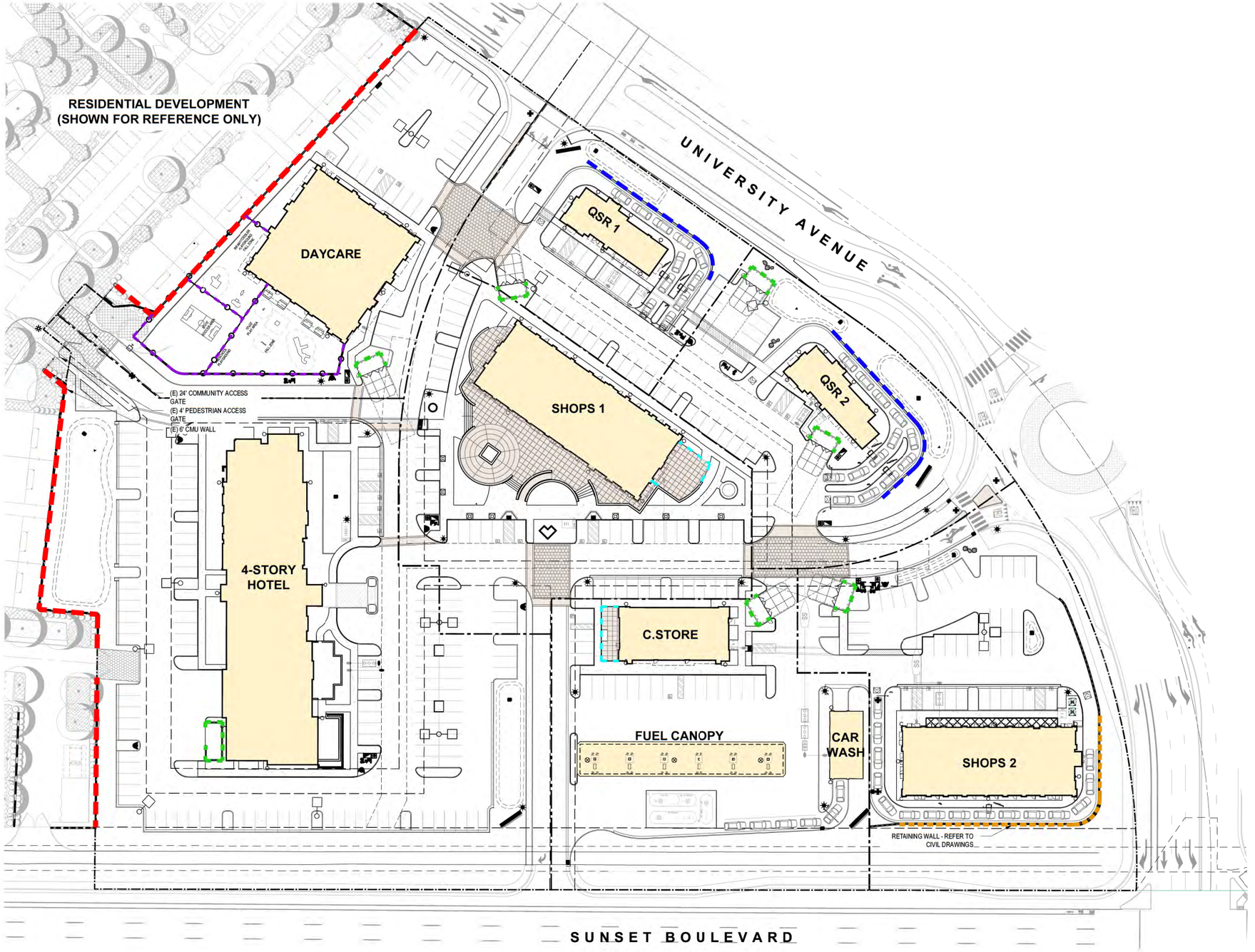
ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L3.1
OF -

JOB NO. 21-0069-00



Dwg: \\MP-FILE01\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD.)\DWG\PLAN\WORKING\21006911T-01.DWG | Saved: 08-04-22 01:44pm ROHENG




## PRELIMINARY FENCE PLAN NOTES

1. ALL FENCING ALONG PROPERTY LINE SHALL COMPLY WITH THE RECOMMENDATICNS OF THE APPROVED NOISE STUDY.
2. WALL AND FENCE COLORS AND MATERIALS SHOWN IN IMAGES ARE REPRESENTATIVE OF THE DESIGN INTENT.
3. REFER TO SHEET L4.1 FOR DETAILS.

## FENCING LEGEND

- EXISTING 6' CMU BLOCK WALL
  DETAIL 2 / SHEET L4.1 (SHOWN FOR REFERENCE ONLY)
- 6' CMU BLOCK WALL AT TRASH ENCLOSURES
  DETAIL 2 / SHEET L4.1
- 4' METAL MESH SCREEN FENCE
  DETAIL 3 / SHEET L4.1
- 4' / 5' BLACK METAL FENCE
  FENCE DETAILS AND EXACT SPECIFICATIONS PER TENANT
- 3' TALL TENANT FENCE
  FENCE LOCATIONS FOR REFERENCE ONLY. EXACT LOCATION AND PLACEMENT TO BE DETERMINED BY TENANT IMPROVEMENTS AND NEEDS.
  DETAIL 1 / SHEET L4.2
- 3' TALL BLACK METAL VIEW FENCE INSTALLED ON TOP OF CMU RETAINING WALL.
  DETAIL 2 / SHEET L4.2

0' 40' 80'
1" = 40'

N

22203

NOT FOR CONSTRUCTION

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

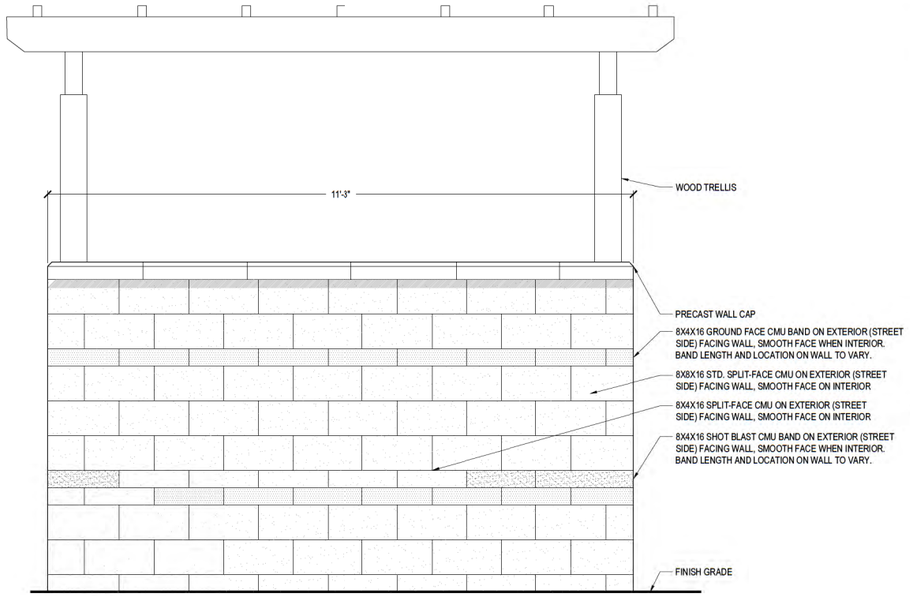
Preliminary Fence Plan

ROCKLIN, CALIFORNIA

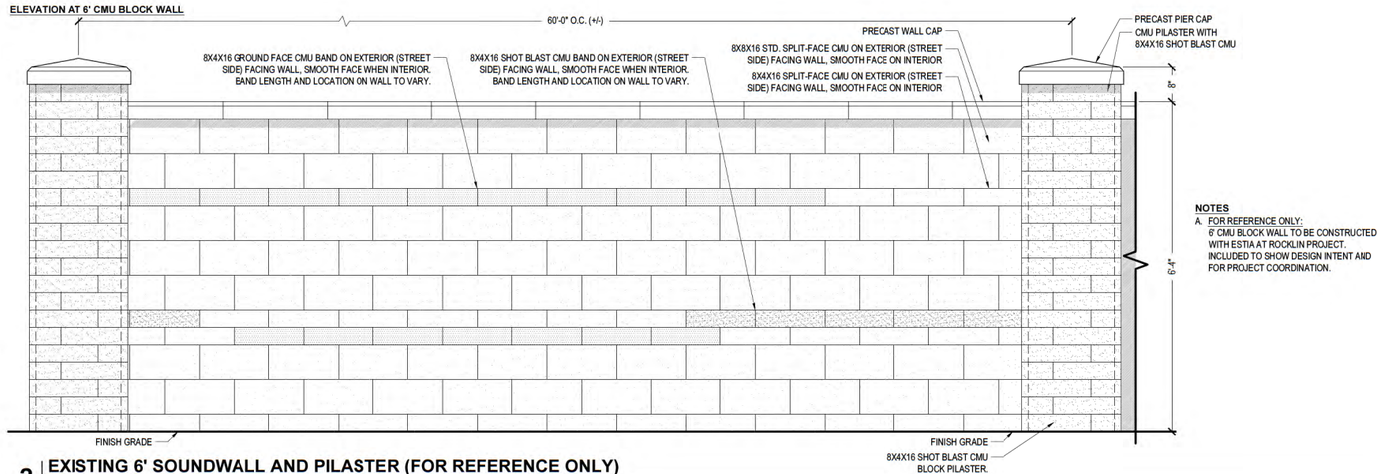
DATE August 14, 2023
SHEET L4.0
OF -

JOB NO. 21-0069-00

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL-SUNSET BLVD)\CAD\PLANWORKING\21006901.DWG | Saved: 08-04-22 01:45pm RCHENG




SIDE ELEVATION




**NOTES**

A. FOR REFERENCE ONLY:
6' CMU BLOCK WALL TO BE CONSTRUCTED WITH ESTIA AT ROCKLIN PROJECT. INCLUDED TO SHOW DESIGN INTENT AND FOR PROJECT COORDINATION.

## 2 | EXISTING 6' SOUNDWALL AND PILASTER (FOR REFERENCE ONLY)

3/4" = 1'-0" — AS NOTED

## MATERIALS LEGEND (TRASH ENCLOSURES & RETAINING WALLS)

### MASONRY WALL

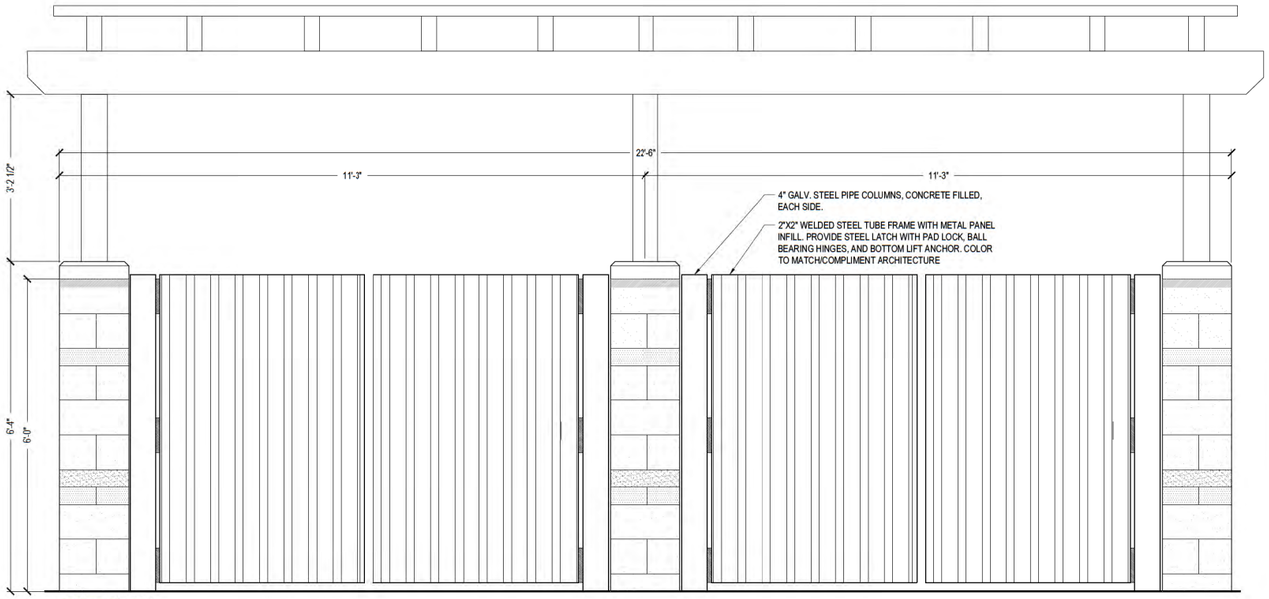
| MATERIAL/ELEMENT | DESCRIPTION |
|---|---|
| PRECAST CAP AT CMU BLOCK WALL | CAP: BASALITE 4"X24"X 8", BEVELED CAP<br>COLOR: 128 (STANDARD)<br>FINISH: GROUND FACE |
| 6' CMU BLOCK WALL SPLIT-FACE BLOCK (FIELD AND BANDS). REFER TO DETAILS | COLOR: 128 (STANDARD)<br>FINISH: 6' TALL, SPLIT FACE EXTERIOR, PRECISION INTERIOR.<br>SIZE: 8X4X16 AND 8X8X16 |



| MATERIAL/ELEMENT | DESCRIPTION |
|---|---|
| 6' AND TALL CMU BLOCK WALL BANDS | COLOR: 128 (STANDARD)<br>FINISH: GROUND FACE EXTERIOR, PRECISION INTERIOR (ON 6' WALLS ONLY)<br>SIZE: 8X4X16 |
| 6' CMU BLOCK WALL BANDS | COLOR: 128 (STANDARD)<br>SHOT BLAST EXTERIOR, PRECISION INTERIOR (ON 6' WALLS ONLY)<br>SIZE: 8X4X16 |



NOTE: DO NOT RELY ON COLOR REPRODUCTION OF IMAGES, SEE SAMPLES



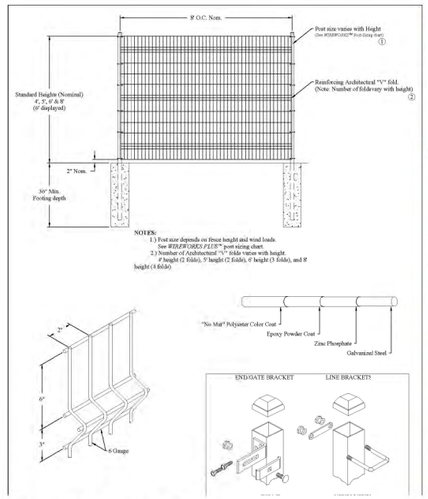

FRONT ELEVATION

**NOTES**

A. DETAIL SHOWS DESIGN INTENT, SPECIFIC TO CMU WALL COLOR & PATTERN, AND GATE MATERIAL TYPE.

## 1 | TRASH ENCLOSURE MATERIALS

3/8" = 1'-0" — AS NOTED






## 3 | 4' METAL MESH FENCE

NO SCALE — AS NOTED

| NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

REVISIONS

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Fence Plan Details

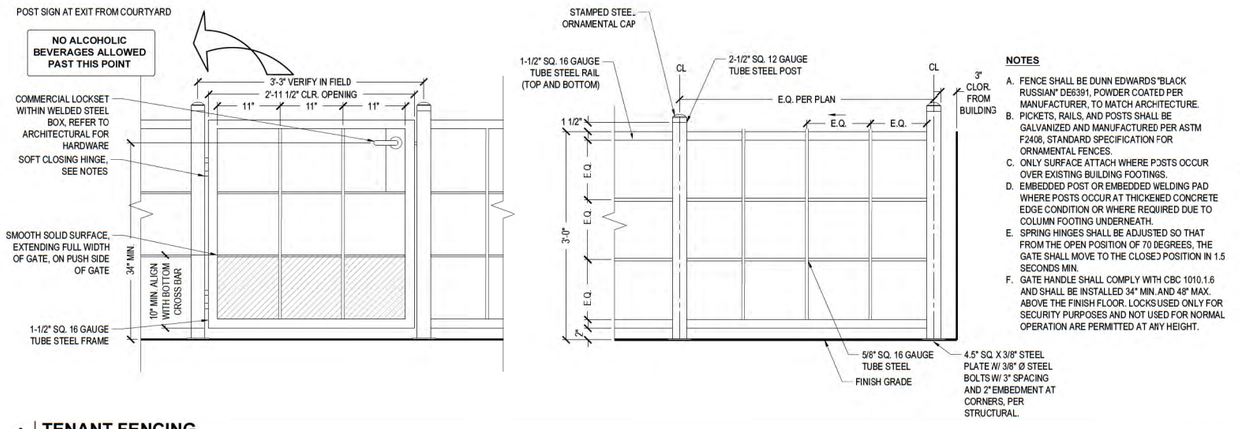
ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L4.1
OF -

JOB NO. 21-0069-00

NOT FOR CONSTRUCTION

Dwg \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.)\DWG\PLANS\WORKING\21006900 UT-01.DWG | Saved: 08-04-22 01:44pm RICHENG




**NOTES**

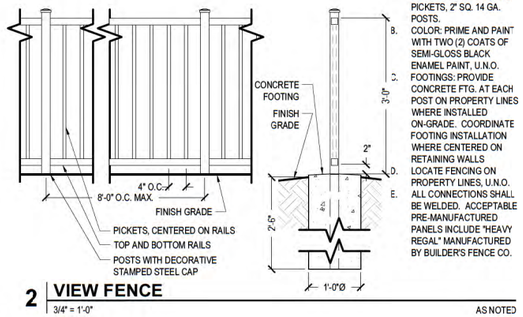
A. FENCE SHALL BE DUNN EDWARDS "BLACK RUSSIAN" DE6391, POWDER COATED PER MANUFACTURER, TO MATCH ARCHITECTURE.
B. PICKETS, RAILS, AND POSTS SHALL BE GALVANIZED AND MANUFACTURED PER ASTM F2408, STANDARD SPECIFICATION FOR ORNAMENTAL FENCES.
C. ONLY SURFACE ATTACH WHERE POSTS OCCUR OVER EXISTING BUILDING FOOTINGS.
D. EMBEDDED POST OR EMBEDDED WELDING PAD WHERE POSTS OCCUR AT THICKENED CONCRETE EDGE CONDITION OR WHERE REQUIRED DUE TO COLUMN FOOTING UNDERNEATH.
E. SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
F. GATE HANDLE SHALL COMPLY WITH CBC 1010.1.6 AND SHALL BE INSTALLED 34" MIN. AND 48" MAX. ABOVE THE FINISH FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

## 1 TENANT FENCING

1" = 1'-0"

AS NOTED

**ELEVATION:** **SECTION:**




**NOTES:**

A. MINIMUM SIZING: 1-1/2" SQ., 14 GA. TOP AND BOTTOM RAILS WITH 3/4" SQ., 16 GA. PICKETS, 2" SQ. 14 GA. POSTS.
B. COLOR: PRIME AND PAINT WITH TWO (2) COATS OF SEMI-GLOSS BLACK ENAMEL PAINT, U.N.O.
C. FOOTINGS: PROVIDE CONCRETE FTG. AT EACH POST ON PROPERTY LINES WHERE INSTALLED ON-GRADE. COORDINATE FOOTING INSTALLATION WHERE CENTERED ON RETAINING WALLS
D. LOCATE FENCING ON PROPERTY LINES, U.N.O.
E. ALL CONNECTIONS SHALL BE WELDED. ACCEPTABLE PRE-MANUFACTURED PANELS INCLUDE "HEAVY REGAL" MANUFACTURED BY BUILDER'S FENCE CO.

## 2 VIEW FENCE

3/4" = 1'-0"

AS NOTED




## 3 MONUMENT SIGN AT CORNER (SUNSET AND UNIVERSITY)

3/4" = 1'-0"

AS NOTED

NOT FOR CONSTRUCTION

Dwg: \\MP-FILES\PROJECTS\2021\21-0069-00 (ROCKLIN COMMERCIAL -SUNSET BLVD.)\DWG\PLAN\WORKING\21006901 U1-01.DWG | Saved: 08-04-22 01:49pm RICHENG

| REVISIONS NO. | DESCRIPTION | APPD. ENGR. | DATE | APPD. E.U. | DATE |
|---|---|---|---|---|---|
| | | | | | |

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

Roach & Campbell
947 Enterprise Drive, Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

PRELIMINARY PLANS

# UNIVERSITY SQUARE

## Preliminary Fence Plan Details

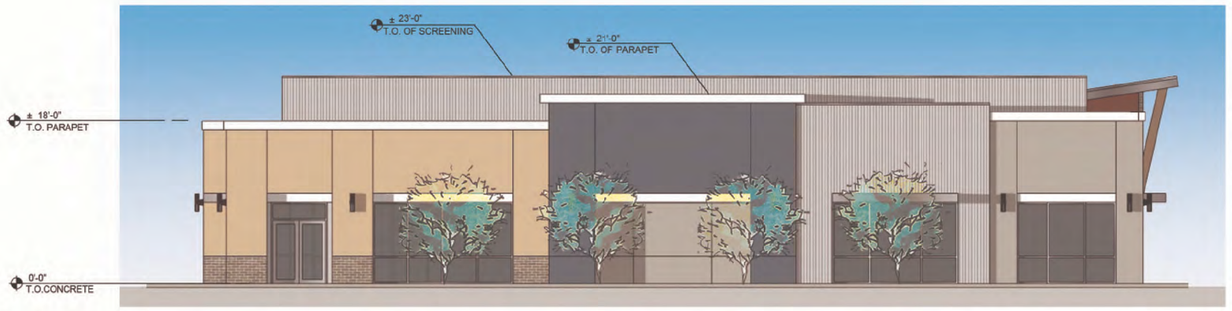
ROCKLIN, CALIFORNIA

DATE August 14, 2023
SHEET L4.2
OF -

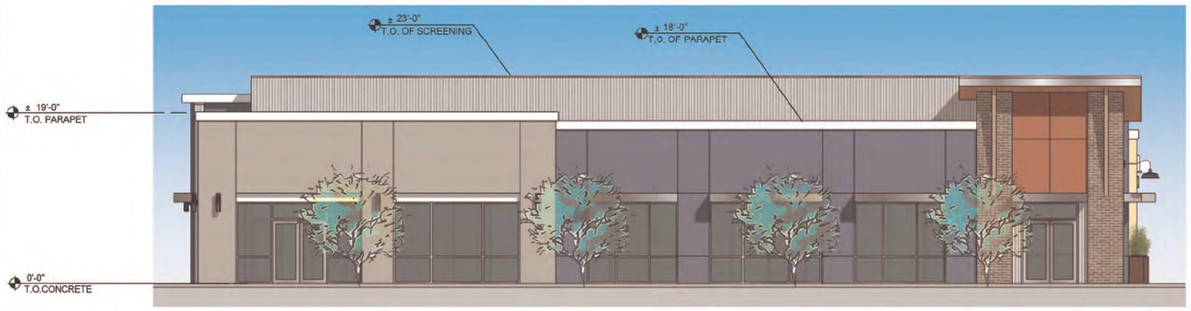
JOB NO. 21-0069-00



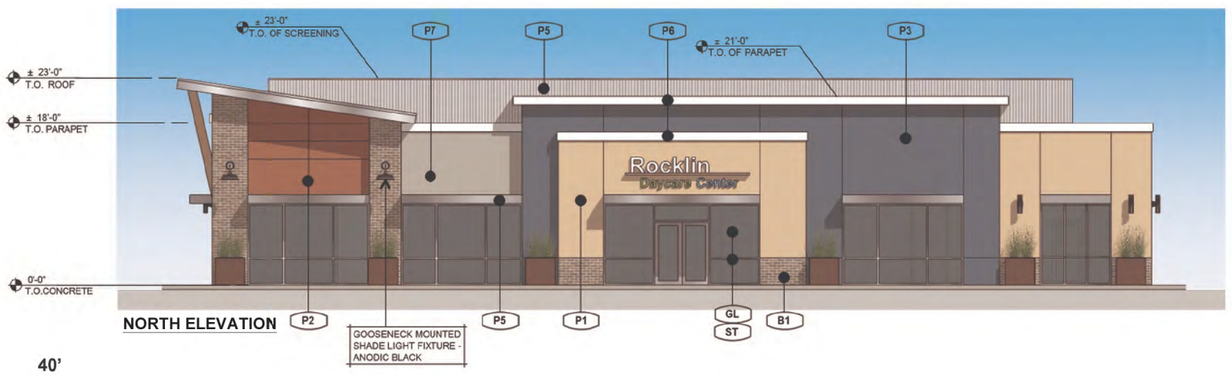

**SOUTH ELEVATION**




**WEST ELEVATION**



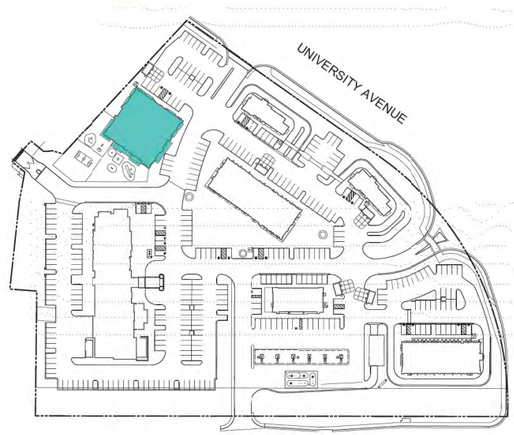

**EAST ELEVATION**




**NORTH ELEVATION**

0' 10' 20' 40'

GRAPHICAL SCALE




**KEY PLAN**

NOT TO SCALE

# UNIVERSITY SQUARE

EXTERIOR ELEVATIONS - DAYCARE

A-600

ROSEVILLE, CA 21026 ISSUE DATE: 07-24-2023

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

ARCHITECTURAL GROUP Borges



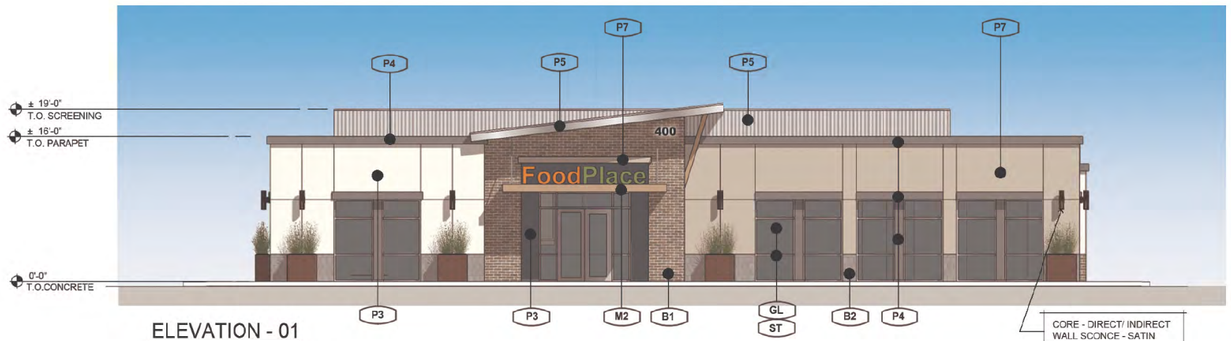

ELEVATION - 03




ELEVATION - 02

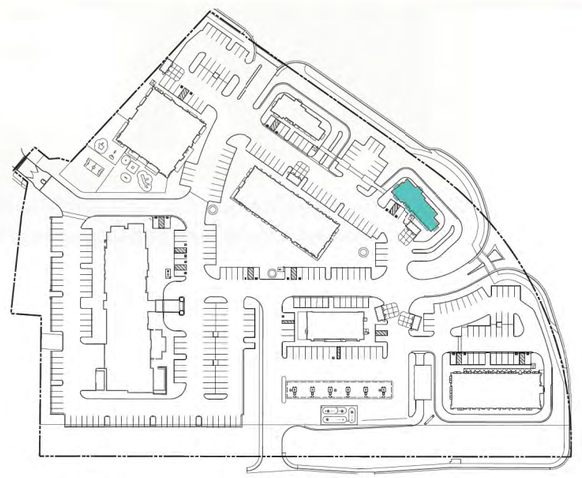



ELEVATION - 04




ELEVATION - 01




KEY PLAN
NOT TO SCALE

# UNIVERSITY SQUARE

EXTERIOR ELEVATIONS - QSR 1

A-500

ROSEVILLE, CA 21026 ISSUE DATE: 06.22.2023

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

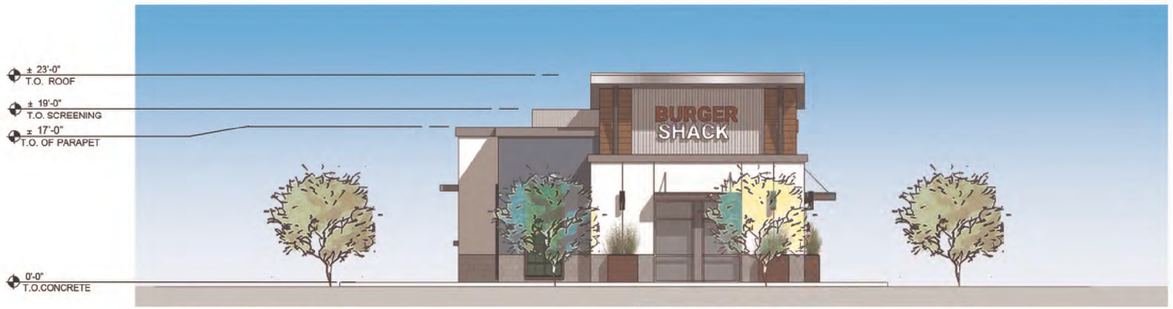
ARCHITECTURAL GROUP Borges



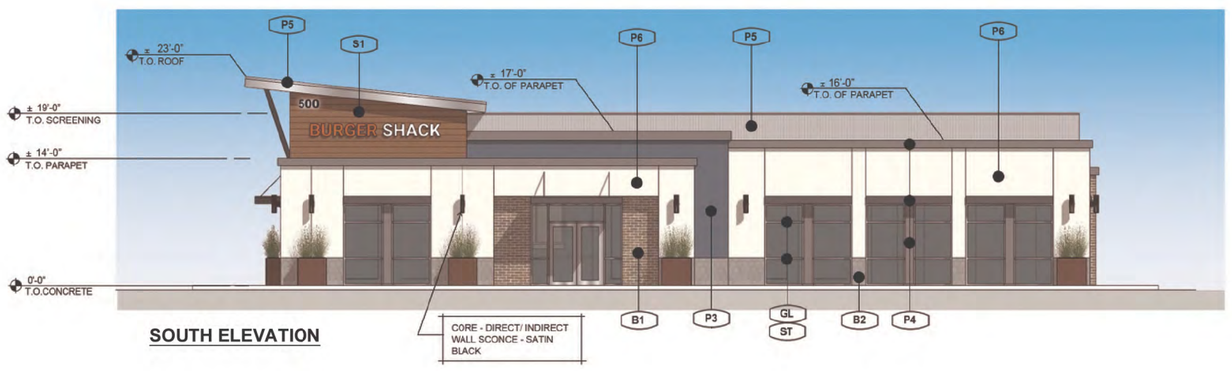

**NORTH ELEVATION**



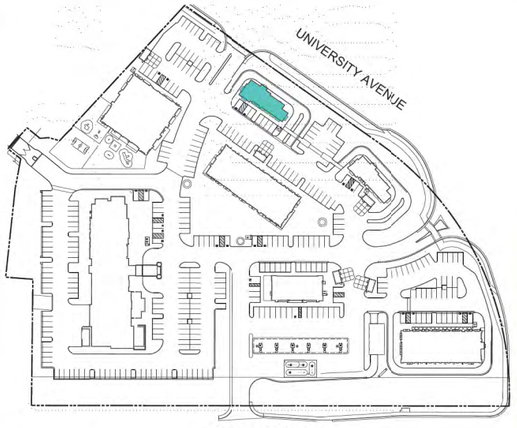

**WEST ELEVATION**




**EAST ELEVATION**




**SOUTH ELEVATION**




**KEY PLAN**
NOT TO SCALE

0' 10' 20' 40'
GRAPHICAL SCALE

# UNIVERSITY SQUARE

EXTERIOR ELEVATIONS - QSR 2

A-400

ROSEVILLE, CA 21026 ISSUE DATE: 07.27.2023

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

ARCHITECTURAL GROUP Borges




ELEVATION - 03




ELEVATION - 04



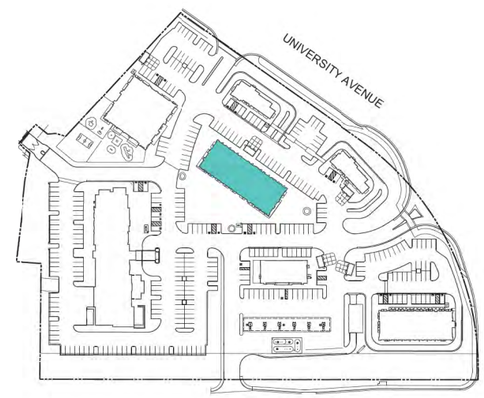

ELEVATION - 02




ELEVATION - 01

0' 10' 20' 40'

GRAPHICAL SCALE



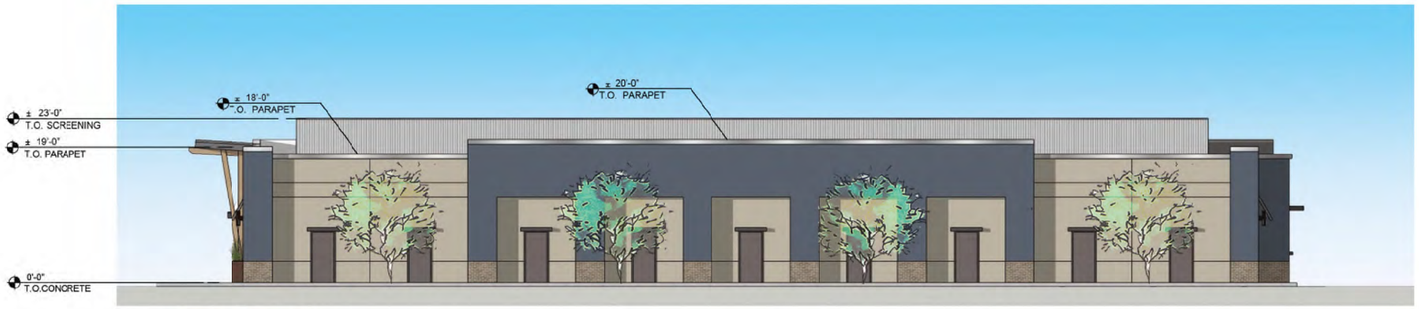

# UNIVERSITY SQUARE

EXTERIOR ELEVATIONS - SHOPS 1 A-700

ROSEVILLE, CA 21026 ISSUE DATE: 06.22.2023

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

ARCHITECTURAL GROUP Borges



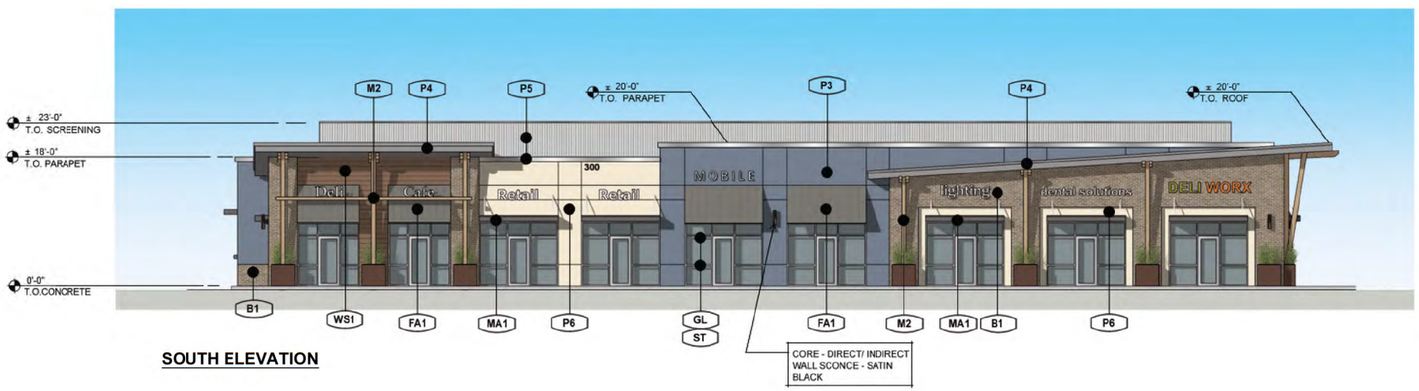

**NORTH ELEVATION**



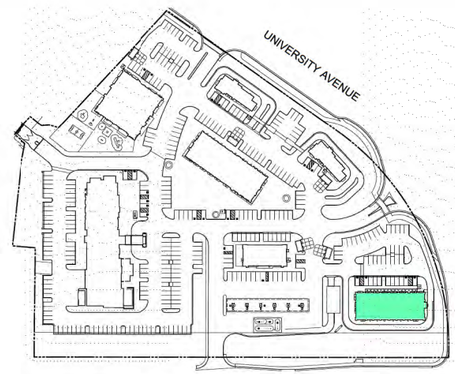

**WEST ELEVATION**




**EAST ELEVATION**




**SOUTH ELEVATION**




**KEY PLAN**
NOT TO SCALE

0' 10' 20' 40'
GRAPHICAL SCALE

# UNIVERSITY SQUARE

EXTERIOR ELEVATIONS - SHOPS 2 A-300

ROSEVILLE, CA 21026 ISSUE DATE: 07-24-2023

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



M2

METAL BRACING
KHAKI



M1

METAL SIDING
GALVALUME



MA1

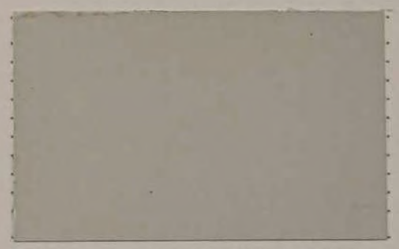
METAL AWNING
SLATE GREY



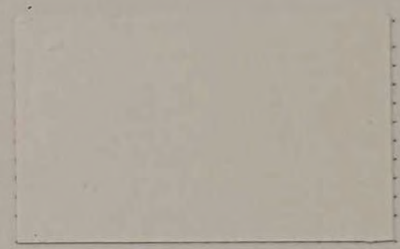
P1 CACHET CREAM



P2 RED CENT



P5 SILVERPOINTE



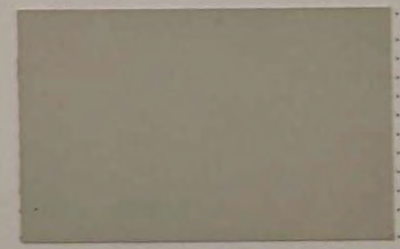
P6 EXTRA WHITE



P3 SMOKY BLUE



P4 NIGHT OUT



P7 SEDATE GRAY



FA1 FABRIC AWNING
CHARCOAL GREY



WS1 WOOD LOOK SIDING
JAMES HARDIE
CHESNUT BROWN



ST ALUMINUM
STOREFRONT



GL GLAZING CLEAR



B1 BRICK BROWN



B2 CM GREY

UNIVERSITY SQUARE

SUNSET BLVD

MATERIAL BOARD

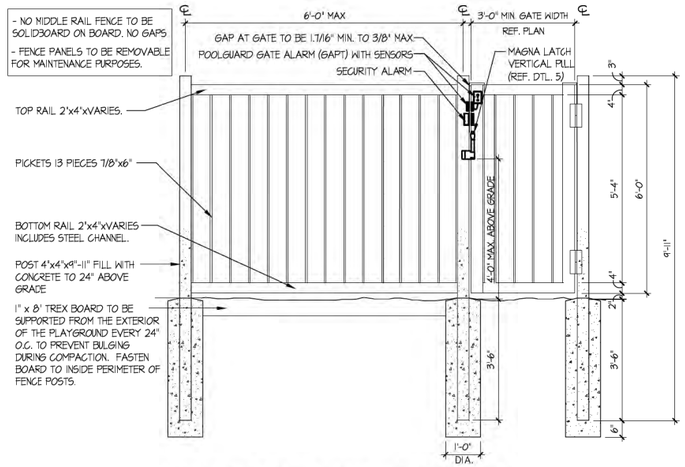
07-24-2023

SA-902

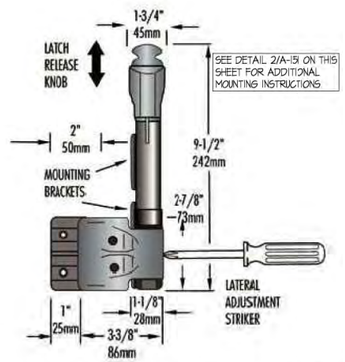
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

Borges

- NO MIDDLE RAIL FENCE TO BE SOLIDBOARD ON BOARD. NO GAPS
- FENCE PANELS TO BE REMOVABLE FOR MAINTENANCE PURPOSES.



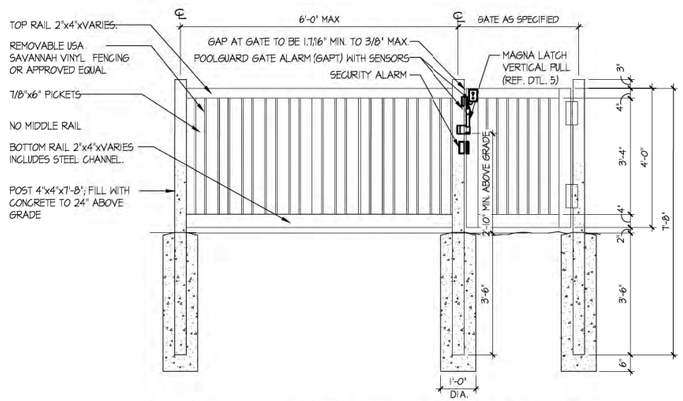

## 2 TYPICAL PVC FENCE AND GATE DETAIL (PLAYGROUND)
SCALE : 1/2" = 1'-0"




## 5 MAGNA LATCH DETAIL
SCALE : N.T.S.




## 4 4'-0" CHAIN LINK FENCE DETAIL
SCALE : 1/2" = 1'-0"




## 3 4'-0" PVC FENCE AND GATE DETAIL
SCALE : 1/2" = 1'-0"




NORTH

## 1 PLAYGROUND PLAN
SCALE : 1/8" = 1'-0"

**FOR REFERENCE ONLY**
**TENANT SPECIFIC EQUIPMENT TO BE DETERMINED AT LATER DATE**

## KEY NOTES:

1. PRESCHOOL PLAYGROUND P.I.P. SURFACING SHALL BE 50/50 BLUE/BLACK FINISH
2. PRESCHOOL PLAYGROUND P.I.P. SURFACING WITHIN FALL ZONES SHALL BE 50/50 GREEN/BLACK FINISH
3. 10'x20' PLAY AREA IS OPEN AREA AND DOES NOT RECEIVE ANY CHANGE OR DELINEATION IN SURFACING PIP SURFACING IS 50/50 BLUE/BLACK FINISH.

## EQUIPMENT SPECIFICATIONS:

NOTE: REQUIRED EQUIPMENT TO BE ORDERED PER PLAYGROUND PLAN AND AS LISTED BELOW PER TLE STANDARDS. NO SUBSTITUTIONS OR ADDITIONAL ITEMS ALLOWED.

FOR GAMETIME EQUIPMENT, CONTACT DISTRIBUTOR:

MARTURANO RECREATION
PH: 800-422-0070

NOTE: ALLOW 6 WEEKS FROM DEPOSIT

EXTERIOR PRODUCTS (ALL ITEMS COPYRIGHTED)
1. GAMETIME CUSTOM INFANT/TODDLER UNIT
   1a. METAL ROOF OR INTEGRATED PLAY SHADES (PROVIDED BASED ON REGION)
1. GAMETIME CUSTOM PRESCHOOL UNIT
   1a. METAL ROOF OR INTEGRATED PLAY SHADES (PROVIDED BASED ON REGION)
2. GAMETIME TOSS N' SCORE - BASKETBALL GRAPHICS
   2a. MODEL 4816
3. GAMETIME GRADUATED BALANCE BEAM - WIDE END
   3a. MODEL 36018
4. GAMETIME SPRING RIDER - DUCK
   4a. MODEL 388
5. GAMETIME TUFFCLAD SERIES LITTER RECEPTACLE WITH DOME COVER
   5a. MODEL 28025
6. GAMETIME TUFFCLAD SERIES PRESCHOOL PICNIC TABLE
   6a. MODEL 2800
7. SYNTHETIC TURF SURFACING
   7a. PROGREEN NATURAL REAL 50 WITH PROKOOL FIBERS OR APPROVED ALTERNATE
   7b. PROVIDE WITH ENVIROFILL AND MICROBAN ANTIMICROBIAL TECHNOLOGY INFILL
   7c. PROVIDE WITH 1" PADDING FOR FULL TURF AREA
8. POURED-IN-PLACE RUBBER SURFACING
   8a. IMPAX ALIPHATIC (AT-GRADE PLAYGROUND AREAS ONLY)
      8a.1. 1-1/2" BASE WITH 1/2" 50/50 WEAR LAYER (BLUE/BLACK & GREEN/BLACK)
   8b. IMPAX SPLASH TURF (15'X15' WATER PLAY AREA, ONLY IF SPECIFIED)
   8c. IMPAX ALIPHATIC (AT BASKETBALL COURT, ONLY IF SPECIFIED)
      8c.1. 1-1/2" BASE WITH 1/2" 50/50 WEAR LAYER (BLUE/BLACK)
9. "UNITY" SURFACING SYSTEMS (ROOFTOP PLAYGROUND AREAS ONLY)
   9a. PLAY-AND INTERLOCKING TILES
10. LITTLE TIKES COMMERCIAL GATOR WALK
   10a. MODEL 200074145
11. LITTLE TIKES COMMERCIAL TOT TREE
   11a. MODEL 200080060
12. RAIN-DROP PRODUCTS AQUA/FROGGY HOOP (ONLY IF WATER PLAY AREA IS SPECIFIED)
   12a. 5" GREEN WITHOUT EYES
13. RAIN-DROP PRODUCTS MINI POPCORN JET (ONLY IF WATER PLAY AREA IS SPECIFIED)
14. SOCCER GOAL
   14a. PROVIDE TWO PER SOCCER FIELD (ONLY IF SOCCER FIELD IS SPECIFIED)
15. BASKETBALL HOOP/BACKBOARD
   15a. PROVIDE TWO PER BASKETBALL COURT (ONLY IF BASKETBALL COURT IS SPECIFIED)
   15b. PROVIDE POLE COVER/PADDING ON ALL BASKETBALL HOOP POLES
16. JOY CARPETS HOP SCOTCH CARPET (24'X19')
   16a. ITEM #468484
17. LITTLE TIKES TOTSPORTS EASY SCORE BASKETBALL HOOP
   17a. SKU: SD64AB3F

## GENERAL NOTES:

1. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR, AND INSTALL FOOTINGS AND FOUNDATIONS AS REQUIRED FOR PLAYGROUND EQUIPMENT.
2. PROVIDE 6'-0" HIGH USA VINYL SAVANNAH (WHITE) PRIVACY STYLE FENCE OR APPROVED EQUAL, AROUND PERIMETER OF PLAYGROUND AND WHEREVER ELSE SHOWN ON PLANS. REFER TO DETAIL #2 FOR ADDITIONAL INFORMATION.
3. PROVIDE 3'-0" WIDE MIN. GATES WITH MAGNA LATCH OR APPROVED EQUAL. LATCH TO BE CHILD SAFETY INSTALLED ON THE INTERIOR OF THE PLAYGROUND GATE, NO ACCESS FROM OUTSIDE. SEE DETAIL #2 & 3 ON A- 151 FOR MOUNTING HEIGHTS. PROVIDE AND INSTALL POOLGUARD GATE ALARM, GAPT, ON ALL PLAYGROUND PERIMETER GATES.
4. PROVIDE 4'-0" HIGH VINYL COATED, CHAIN LINK FENCE BETWEEN THE INFANT & PRESCHOOL PLAYGROUNDS. PROVIDE MIN. 3'-0" WIDE GATE. REFER TO PLAYGROUND PLAN FOR LOCATION.
5. INSTALL CAMERAS TO ENSURE ADEQUATE COVERAGE. PROVIDE ADDITIONAL CAMERAS TO ELIMINATE BLIND SPOTS. EXTERIOR CAMERAS SHALL BE INSTALLED IN EACH PLAYGROUND. EXACT QUANTITY AND LOCATIONS SHALL BE COORDINATED WITH "THE LEARNING EXPERIENCE."
6. CONTRACTOR TO ENSURE PROPER DRAINAGE FOR PLAYGROUND AREA, SO BELOW GRADE "PONDING" WILL NOT OCCUR. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 1/8" TO 1/4" PER FOOT PITCH. PROVIDE DRYWELL, CORRUGATED PIPE, FRENCH DRAIN, ETC IF NEEDED. NO ROOF DRAINS TO EMPTY DIRECTLY INTO PLAYGROUND.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

COMPANY NAME & LOGO

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
STREET ADDRESS
CITY & STATE

ISSUE

| NO. | DATE | DESCRIPTION | INT. |
|---|---|---|---|
| | | | |

REVISION

| NO. | DATE | DESCRIPTION | INT. |
|---|---|---|---|
| | | | |

**PROFESSIONAL CERTIFICATION**
**NAME OF LICENSEE:**
**LICENSE NUMBER:**
**EXPIRATION DATE:**

| Project Number: | Scale: |
|---|---|
| TLE----17---- | AS NOTED |
| Drawn By: ----- | Approved By: ---- |

Drawing Name:
**PLAYGROUND AREA DETAILS**

Drawing Number:
**A-604**

2017.Q3.01 GEN PROTOTYPE


H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\PROTOTYPE\PROTOTYPE- MD 2017\CD\A-151.DWG JBOYER PLOTTED: 07/17/2017

# HILTON GARDEN INN

## SUNSET BLVD & UNIVERSITY AVE




ARCHITECT

**HRGA**
2277 Fair Oaks Blvd., Studio 230
Sacramento, California 95825
(916) 993-4800

## SHEET INDEX

CONCEPT DESIGN 24X26

| | |
|---|---|
| 1 | COVER SHEET |
| 2 | PERSPECTIVE |
| 3 | SITE PLAN |
| 4 | FLOOR PLANS |
| 5 | FLOOR PLANS |
| 6 | ROOF PLAN |
| 7 | ELEVATIONS |
| 8 | SECTIONS |
| 9 | OUTDOOR PATIO DETAILS |
| 10 | MATERIAL BOARD |


HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

**HILTON GARDEN INN**

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

**COVER SHEET**

1



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobar\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:52:19 PM




# HOTEL FRONT VIEW

HRGA

2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

## HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

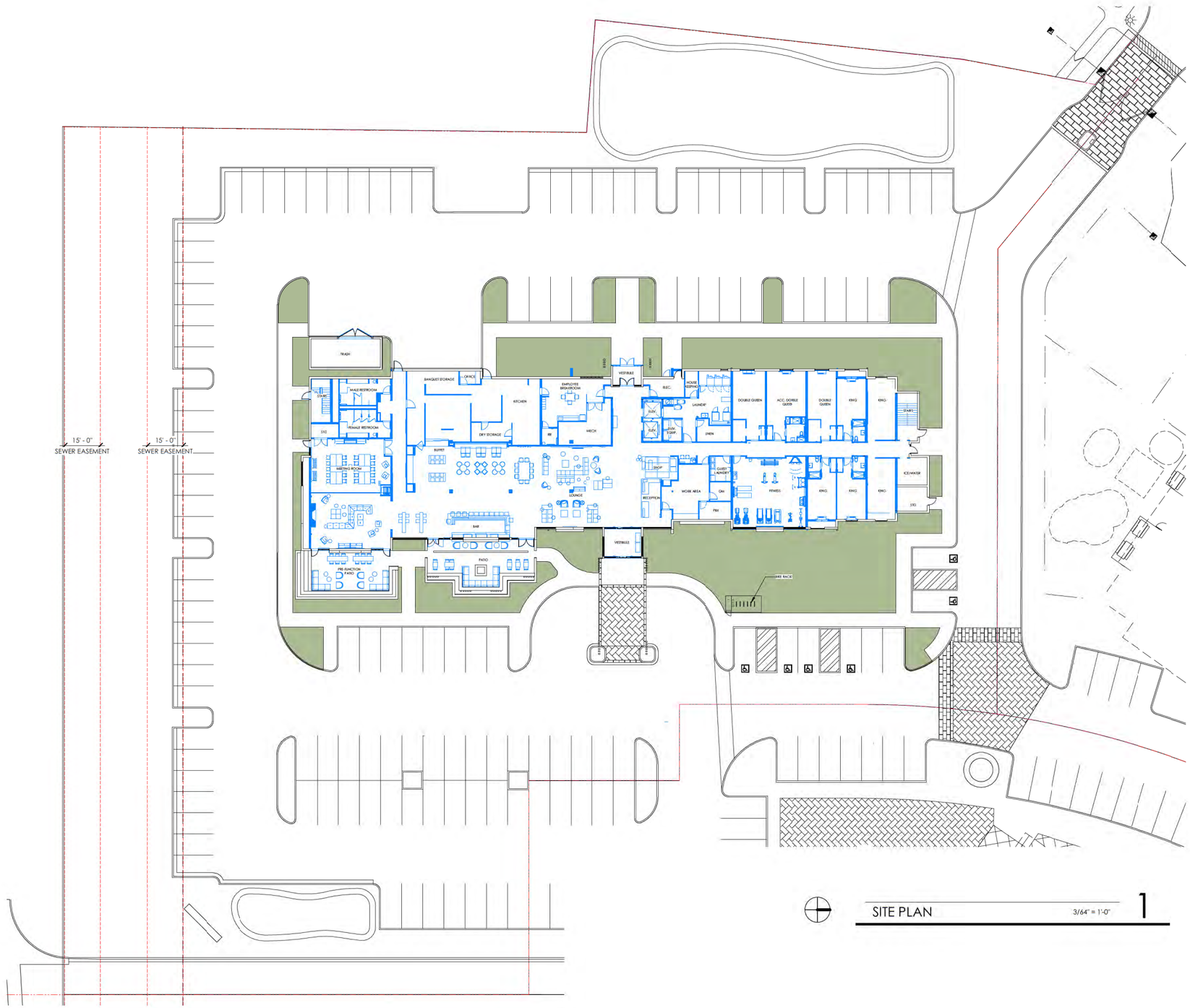
22071

PERSPECTIVE 2



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:52:19 PM




SITE PLAN 3/64" = 1'-0" 1

HRGA

2277 Fair Oaks Boulevard, Studio 220
Sacrmento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

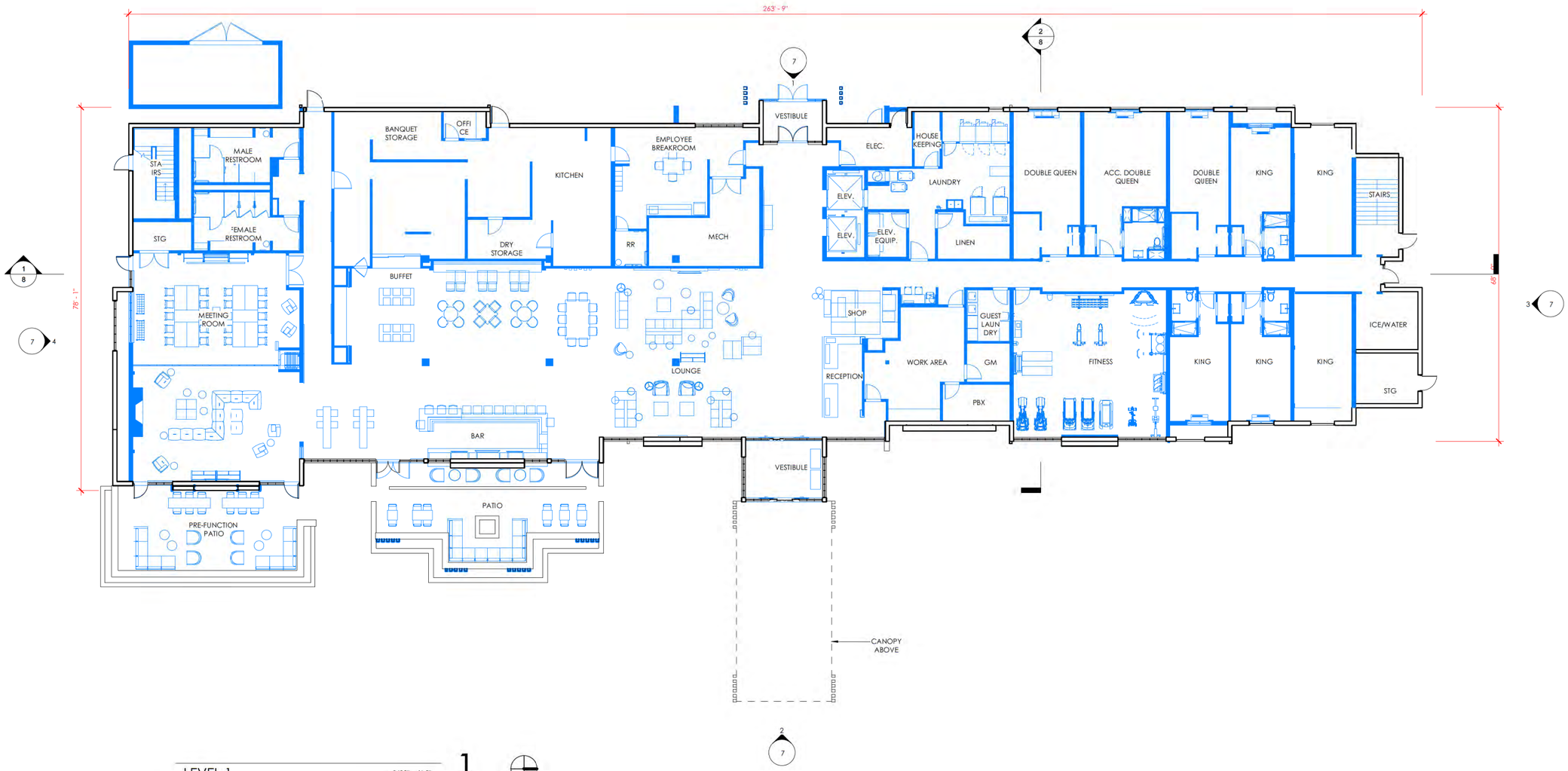
SITE PLAN

3



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:52:24 PM




LEVEL 1 — 3/32" = 1'-0" — 1

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

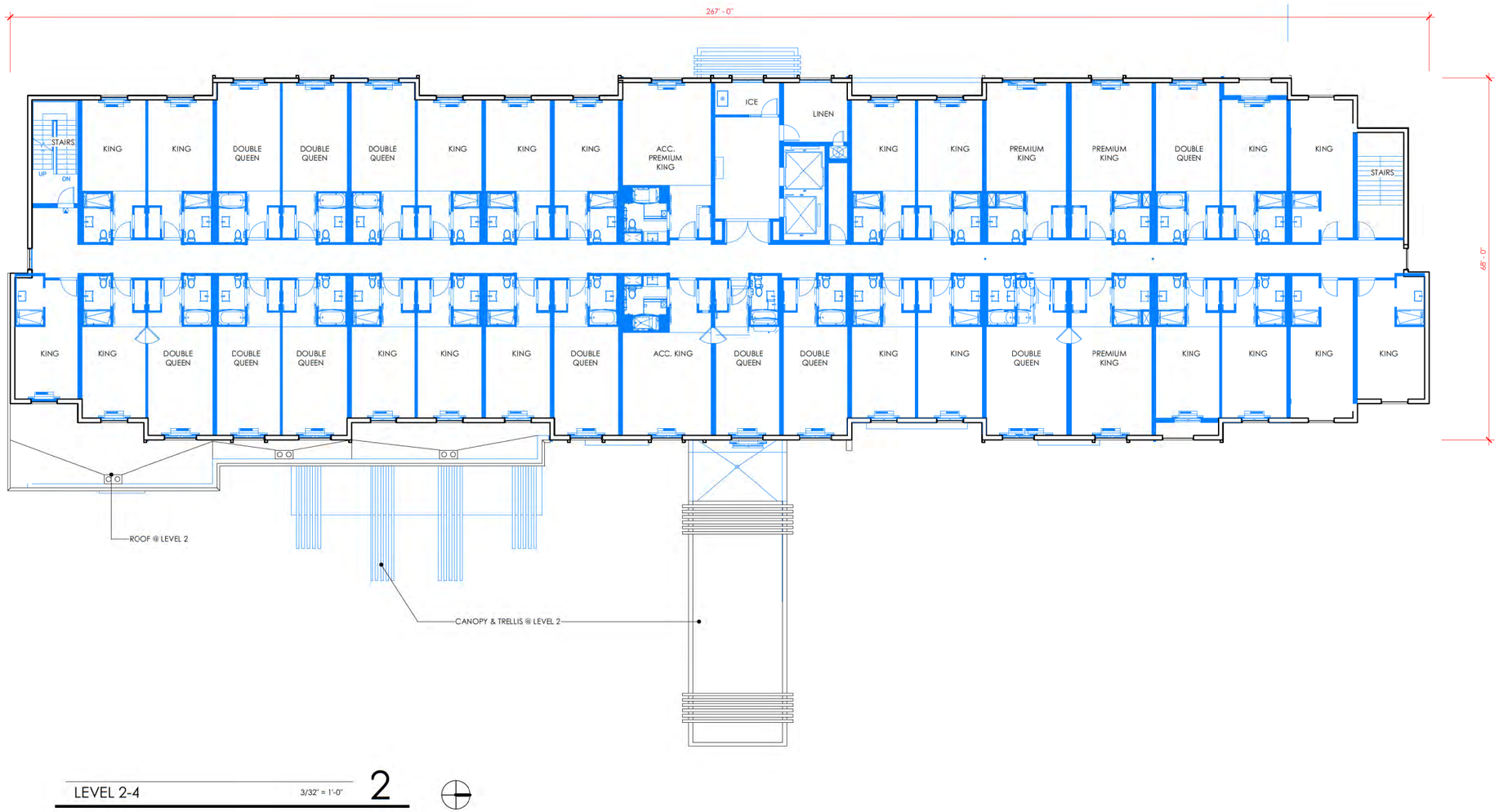
## FLOOR PLANS

4



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:52:27 PM




LEVEL 2-4 3/32" = 1'-0" 2

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

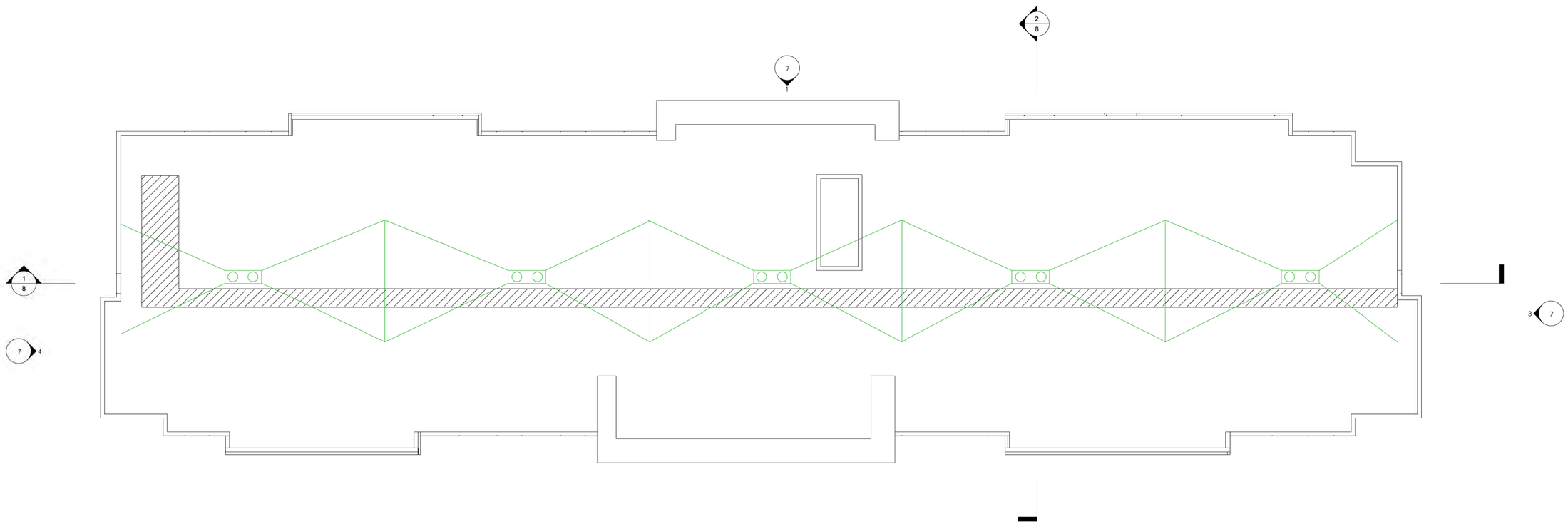
## FLOOR PLANS

5



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:52:29 PM




ROOF 1" = 10'-0" 1

2
7

HRGA

2277 Fair Oaks Boulevard, Studio 220
Sacrcmento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

## ROOF PLAN

6



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

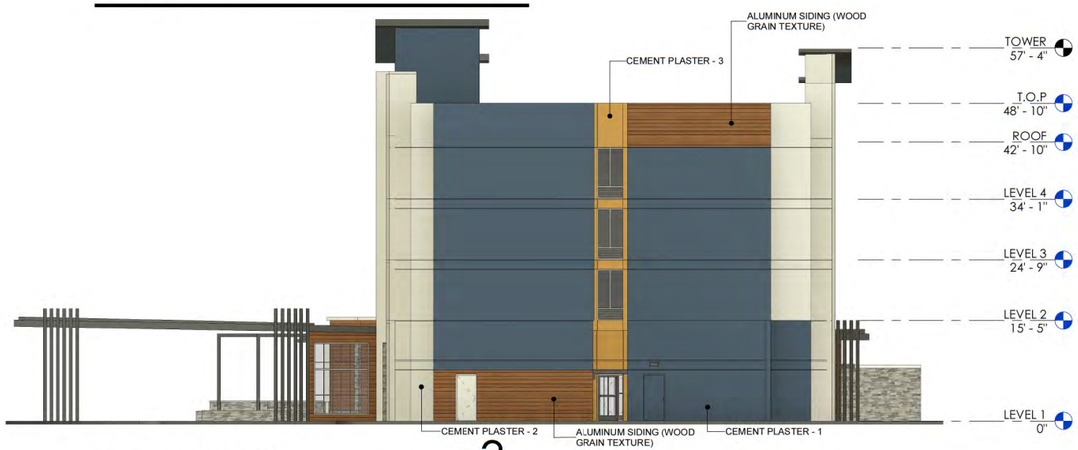
C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:52:29 PM



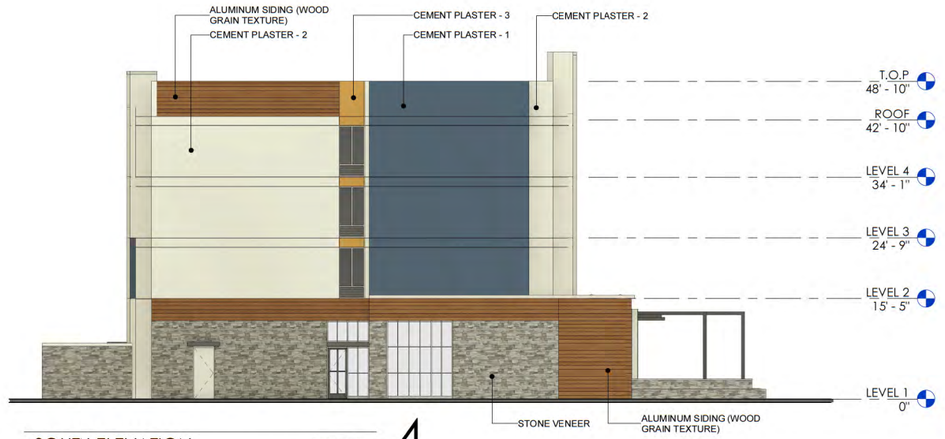

WEST ELEVATION 3/32" = 1'-0" 1




EAST ELEVATION 3/32" = 1'-0" 2




NORTH ELEVATION 3/32" = 1'-0" 3




SOUTH ELEVATION 3/32" = 1'-0" 4

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

## EXTERIOR ELEVATIONS

7

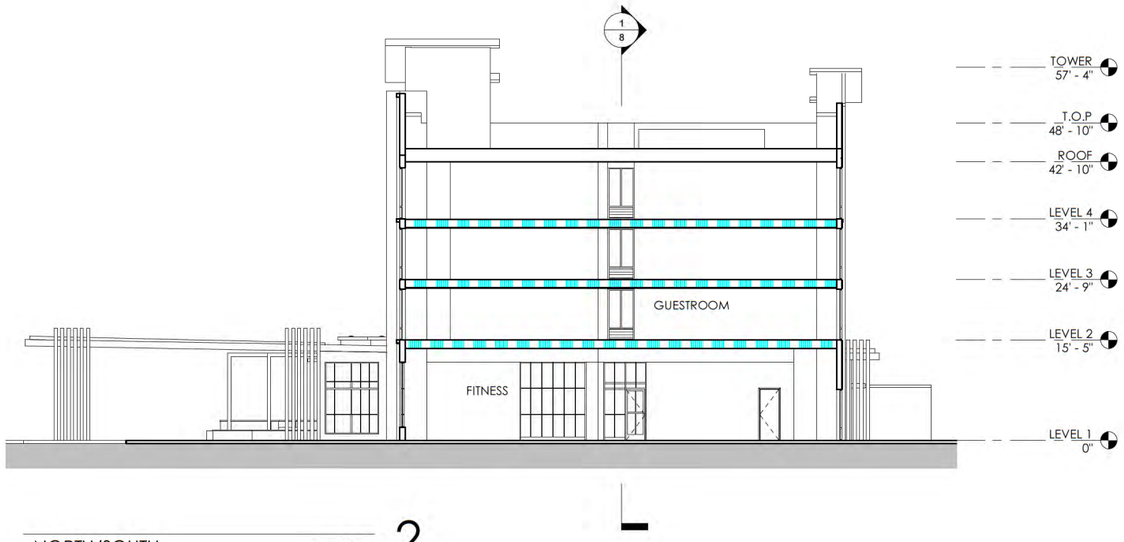


No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:54:07 PM




EAST/WEST 3/32" = 1'-0" 1




NORTH/SOUTH 3/32" = 1'-0" 2

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

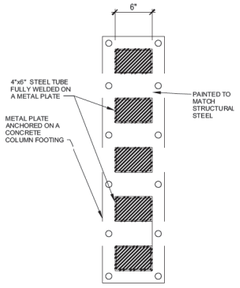
## SECTIONS

8

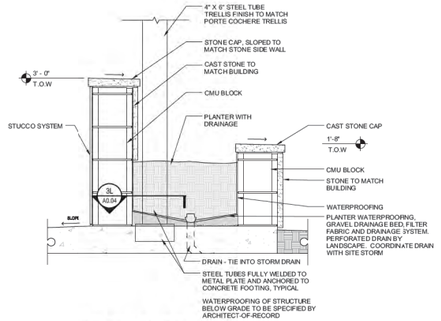


No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

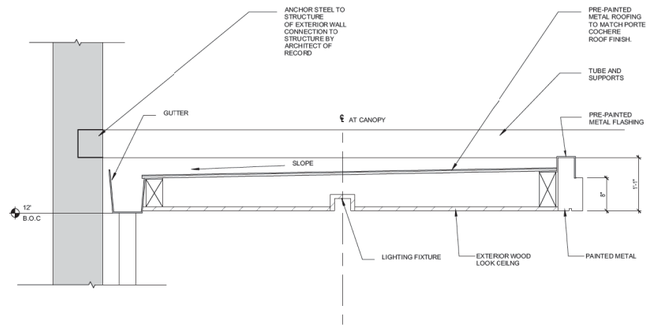
C:\Users\eescobcr\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt 9/22/2023 1:54:08 PM



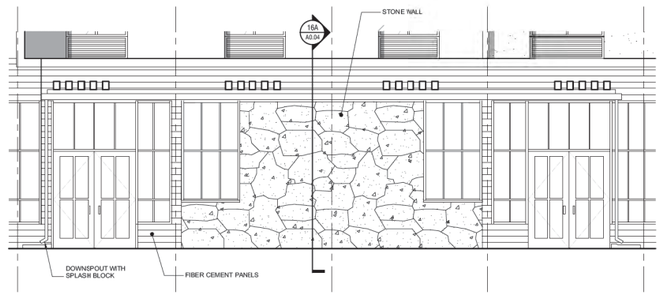

PLAN DETAIL AT STEEL
1" = 1'-0"
3L A0.04



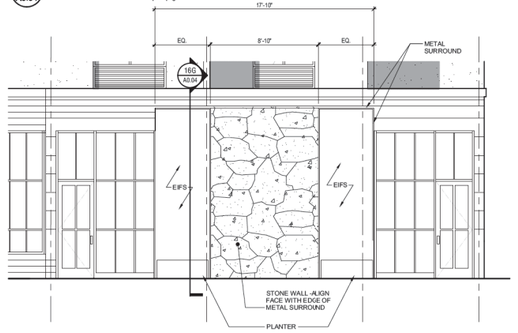

SECTION DETAIL AT PLANTER WALL
1" = 1'-0"
8L A0.04



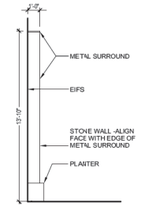

SECTION DETAIL AT OUTDOOR PATIO ROOF
1" = 1'-0"
15L A0.04



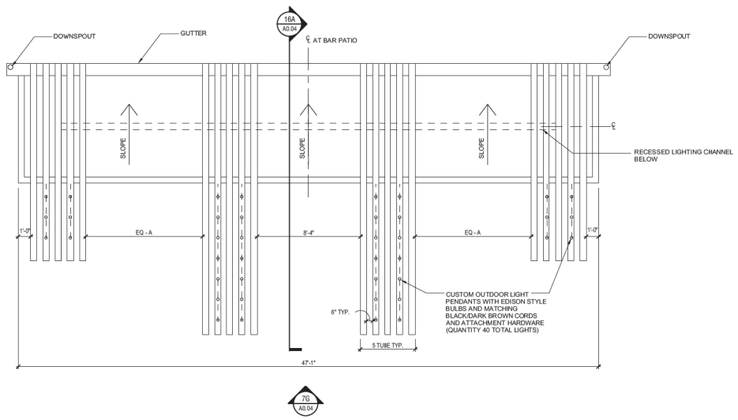

ELEVATION PATIO
1/4" = 1'-0"
7G A0.04



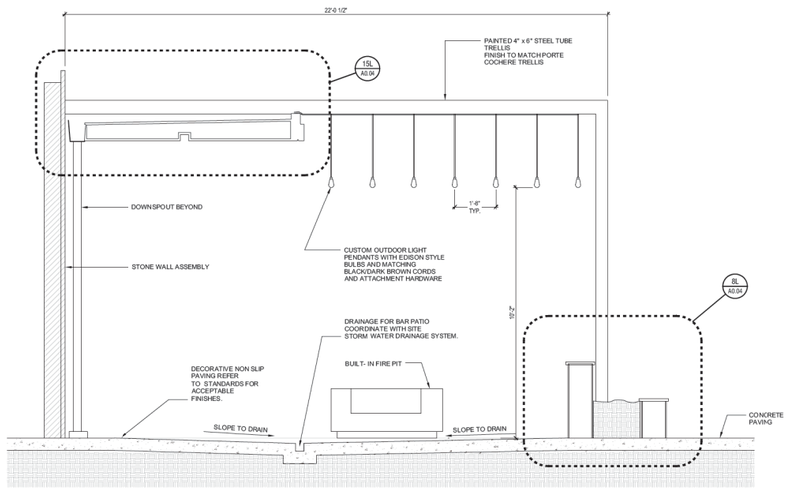

ELEVATION PRE-FUNCTION PATIO
1/4" = 1'-0"
13G A0.04




SECTION - GREEN WALL
1/4" = 1'-0"
16G A0.04




ROOF PLAN PATIO
1/4" = 1'-0"
8A A0.04




SECTION AT OUTDOOR PATIO
1/2" = 1'-0"
16A A0.04

HRGA
2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916.993-4800 | www.hrgarchitects.com

UNIVERSITY SQUARE

# HILTON GARDEN INN

SUNSET BLVD & UNIVERSITY AVE. ROCKLIN, CA

09/22/2023

22071

## OUTDOOR PATIO DETAILS

9



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.

C:\Users\eescobar\Documents\22071_Hilton Garden Inn Rocklin_2021_rev1_eescobarUKBM7.rvt

7/18/2023 10:37:48 AM

# MATERIAL BOARD



CEMENT PLASTER - 1
PAINT COLOR: BLUE/GRAY



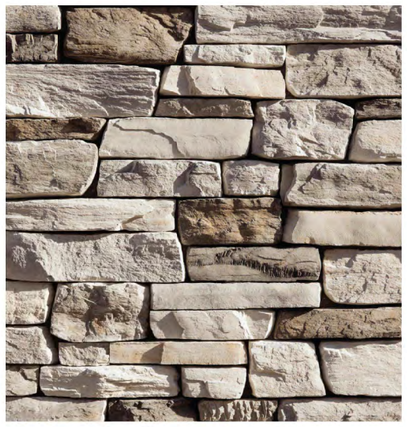
CEMENT PLASTER - 2
PAINT COLOR: OFF WHITE



CEMENT PLASTER - 3
PAINT COLOR: GOLDEN YELLOW



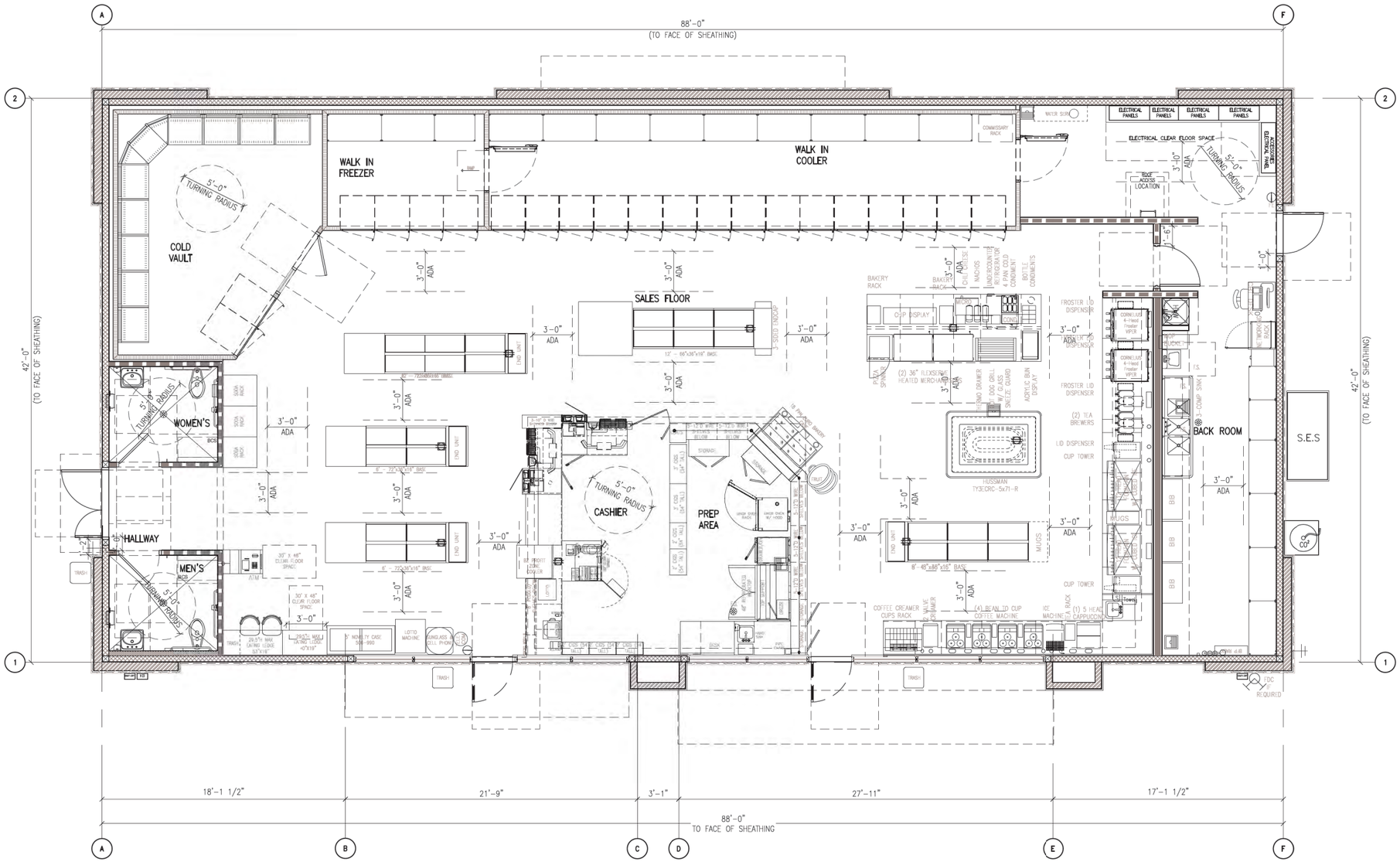
ALUMINUM BOARD SIDING
(WOOD GRAIN TEXTURE)



STONE VENEER

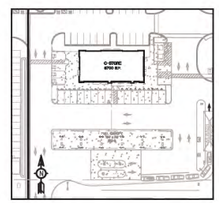



No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of HRGA. All designs indicated in these drawings are property of HRGA. All copyrights reserved © 2016.




1 BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 KEY PLAN
N.T.S.

GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

CIRCLE K
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

# 3700 C-STORE FLOOR PLAN

SCALE: AS NOTED

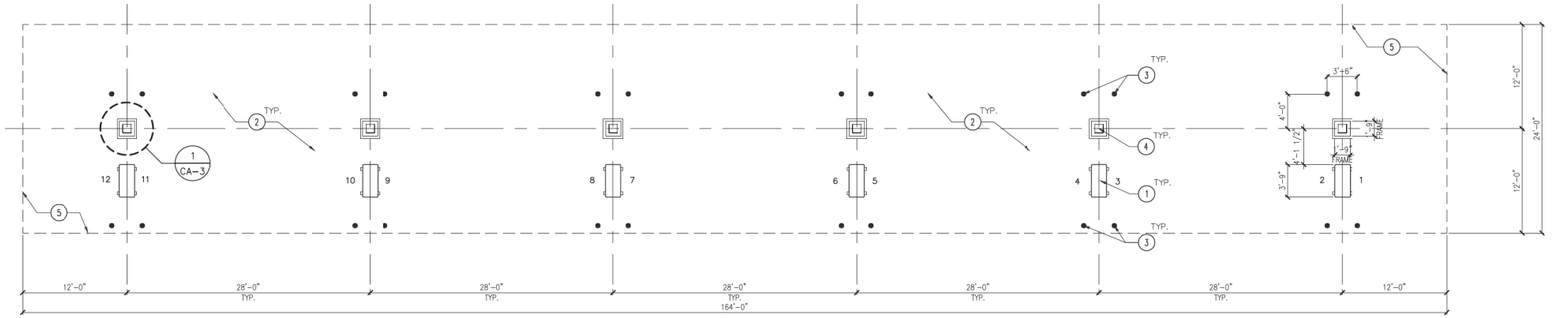
# A-101.1

10/18/2023

## KEY NOTES (X)

1. MULTI-PRODUCT DISPENSER, SEE FUEL DRAWINGS
2. CONCRETE PAVING, SEE CIVIL SHEET & STRUCT. DRAWINGS
3. 36" HIGH, 6" BOLLARD, QTY. 2 AT EACH END OF DISPENSER, SEE DETAIL 5/F3.2
4. STEEL CANOPY COLUMN, SEE FUEL CANOPY STRUCTURAL DRAWINGS
5. LINE OF CANOPY ABOVE

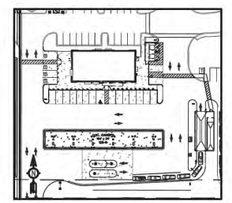
**C-STORE SIDE**




**STREET SIDE**

1 FUEL CANOPY PLAN
SCALE: 1/8" = 1'-0"

NORTH



2 KEY PLAN
N.T.S.


GREENBERGFARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

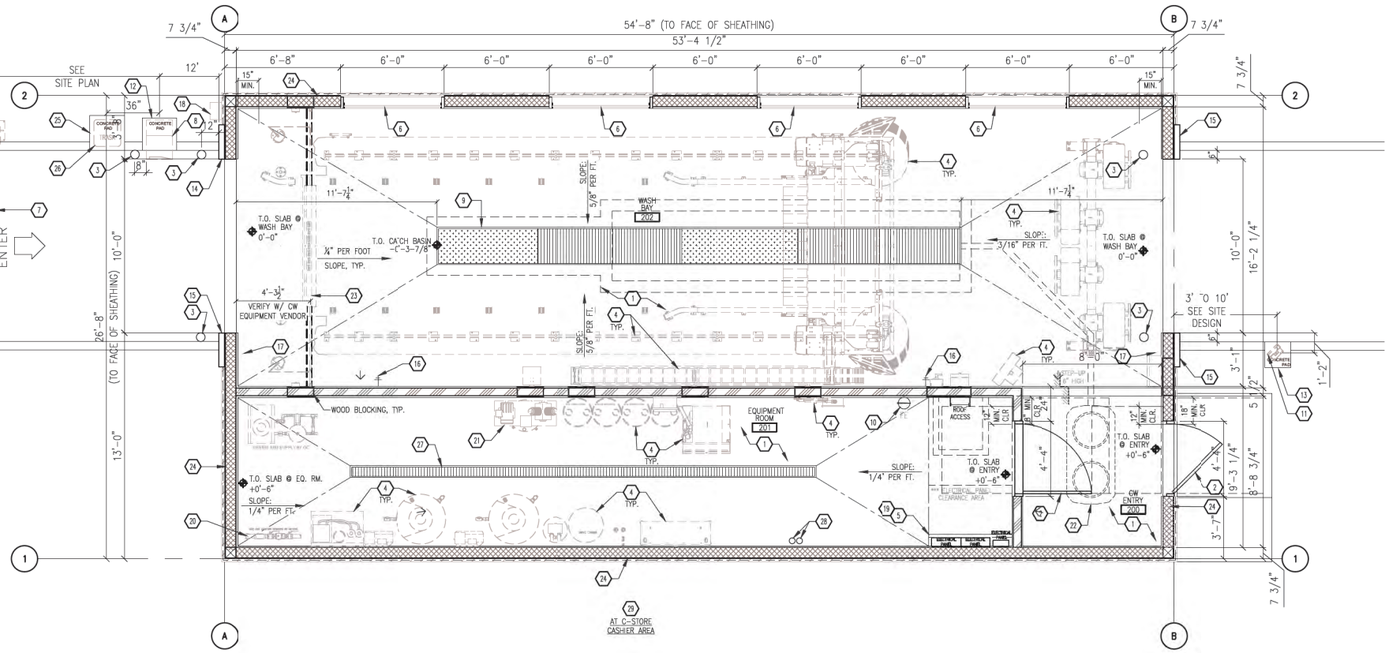
CIRCLE K STORES INC.
5500 S. Quebec St., Suite 100
Greenwood Village, CO 80111
t: (720) 758-6200


**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

**FUEL CANOPY FLOOR PLAN**
SCALE: AS NOTED

**A-101.2**

10/18/2023

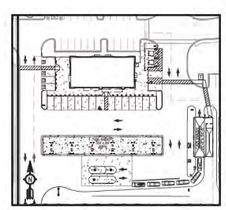



1 CAR WASH FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

## KEY NOTES (X)

1. CONCRETE SLAB, SEE STRUCTURAL FOR REINFORCING.
2. INSULATED FRP DOOR IN FRP FRAME, SEE DOOR SCHEDULE.
3. 6" DIA. BOLLARD WITH PLASTIC COVER.
4. CAR WASH EQUIPMENT (N.I.C.) PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT.
5. CAR WASH ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.
6. FRP WINDOW, SEE DETAIL B2/A3.0-CW
7. CLEARANCE BAR (N.I.C.) PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
8. CODED ENTRY SYSTEM N.I.C. PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT. COORDINATE LOCATION W/CIVIL DRAWINGS.
9. WASH BAY TRENCH DRAIN, SLOPE CONCRETE FLOOR SLAB TO TRENCH DRAIN – SEE MECHANICAL AND CAR WASH SECTIONS
10. WALL MOUNTED FIRE EXTINGUISHER (TYPE ABC) SUPPLIED AND INSTALLED BY GC.
11. DRYER TIME PROVIDED & INSTALLED BY CAR WASH EQUIPMENT CONSULTANT. COORDINATE LOCATION W/CIVIL DRAWINGS.
12. 2'-0"x2'-0" MIN. CONCRETE PAD FOR CODED ENTRY SYSTEM BY GC. COORDINATE LOCATION, NUMBER, & SIZE OF CONDUITS IN PAD WITH CAR WASH EQUIPMENT CONSULTANT.
13. 1'-6"X1'-6" MIN. CONCRETE PAD FOR DRYER TIMER BY GC. COORDINATE LOCATION, NUMBER, & SIZE OF CONDUITS IN PAD WITH CAR WASH EQUIPMENT CONSULTANT.
14. PRE-FINISHED ENTRANCE PORTAL LEG. SUPPLIED AND INSTALLED BY SIGNAGE VENDOR. PROVIDE POWER FOR TIMER. REFER TO EXT. ELEVATIONS.
15. PRE-FINISHED PORTAL LEG. SUPPLIED AND INSTALLED BY SIGNAGE VENDOR.REFER TO EXT. ELEVATIONS
16. HOSE BIB – SEE MECHANICAL DRAWINGS
17. ENTRANCE/EXIT DOOR CONTROL BOX
18. ENTRANCE SIGN BY VENDOR
19. 4" CONCRETE CURB AT ELECTRICAL PANELS
20. CAR WASH WATER SERVICE, SEE PLUMBING DRAWINGS
21. AIR COMPRESSOR, SEE MECH. DWGS. AND CW EQUIPMENT DWGS.
22. OIL/SAND SEPARATOR – SEE PLUMBING DRAWINGS
23. RECESS IN FLOOR FOR UNDER-CARRIAGE WASHER – VERIFY. SEE STRUCT. DWGS.
24. 2x8 WOOD STUD EXTERIOR WALL FRAMING WITH R-20 BATT INSULATION
25. 2'-0"X2'-0" MIN. CONCRETE PAD BY GC.
26. TRASH CAN.
27. TRENCH DRAIN IN EQUIPMENT ROOM, SLOPE CONCRETE FLOOR SLAB TO TRENCH DRAIN. SEE MECHANICAL DRAWINGS.
28. EMERGENCY OVERFLOW AND ROOF DRAIN. SEE ROOF PLAN, SHEET A1.1-CW, PLBG DWGS., AND CIVIL DWGS.
29. DIGITAL MENU BOARD FOR CAR WASH AT CASHIER AREA. REFER TO C-STORE DRAWINGS.



2 KEY PLAN
N.T.S.

GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

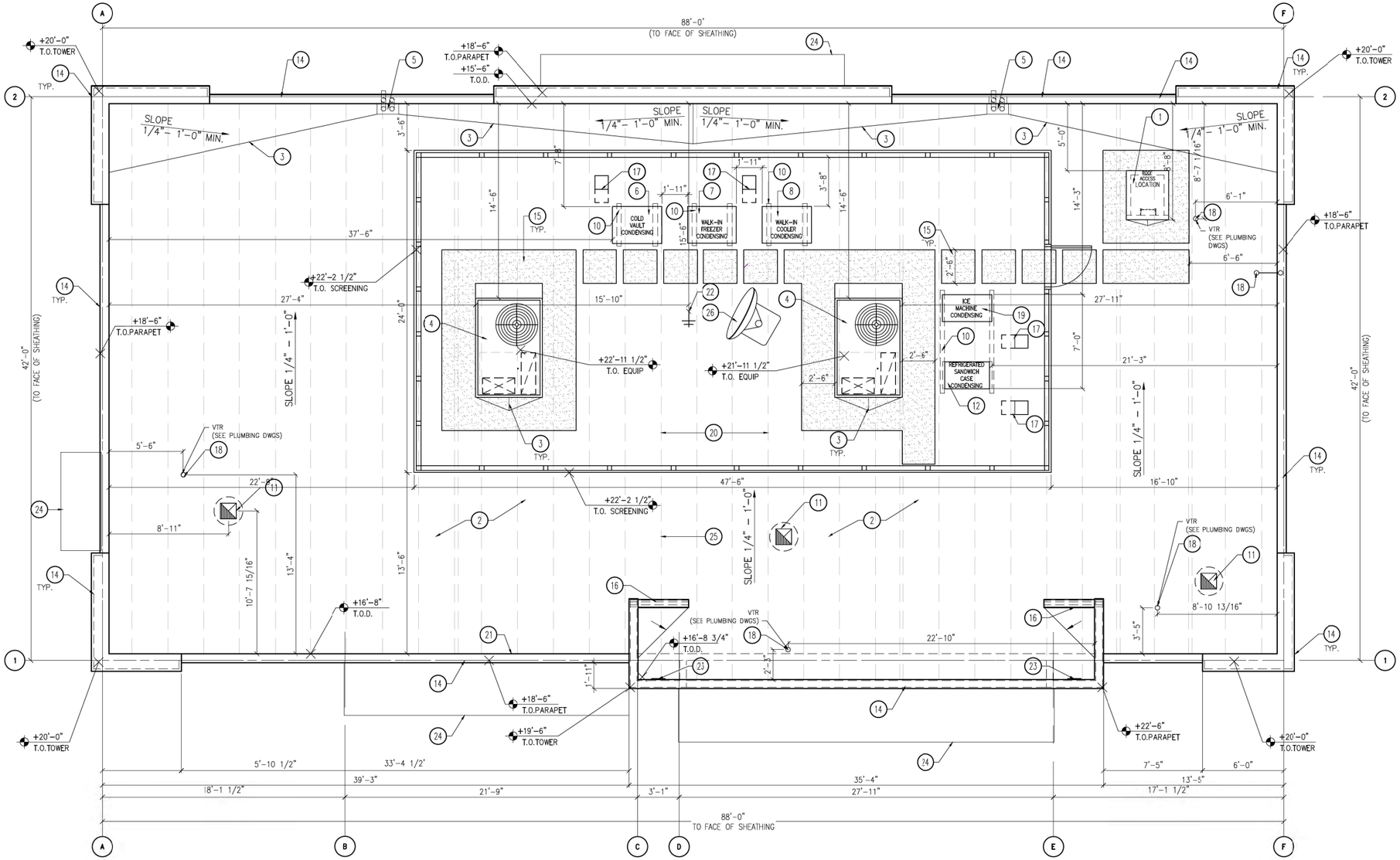
**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

**CAR WASH FLOOR PLAN**
SCALE: AS NOTED
**A-101.3**

10/18/2023

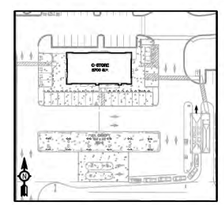
## KEY NOTES (X)

1. INTERNAL METAL ROOF ACCESS LADDER.
2. TPO (THERMOPLASTIC POLYOLEFIN MEMBRANE) ROOFING SYSTEM OVER RIGID INSULATION, WHITE-MECHANICALLY FASTENED.
3. TAPERED INSULATION DRAINAGE VALLEY CRICKET, MINIMUM SLOPE 1/4" PER FOOT.
4. ROOF TOP HVAC UNIT
5. COMBINATION ROOF DRAIN/ OVERFLOW DRAIN.
6. COLD VAULT CONDENSING UNIT
7. WALK-IN FREEZER CONDENSING UNIT
8. WALK-IN COOLER CONDENSING UNIT
9. ICE MACHINE CONDENSING UNIT
10. 4"X4" PRE-TREATED WOOD SLEEPER CONDENSER SUPPORT WITH PROTECTION PAD. PROVIDE EQUIPMENT STRAPS TO SECURE CONDENSERS TO SLEEPERS
11. EXHAUST FAN UNITS
12. REFRIGERATED CASE CONDENSING UNIT
13. NOT USED.
14. PRE-FINISHED GALVANIZED METAL COPING.
15. 30" WIDE WALKING PATH FOR EQUIPMENT ACCESS. "ULTRAPLY TPO" WALKWAY PAD BY FIRESTONE OR EQUAL. INSTALL PER MANUFACTURER INSTRUCTIONS. VERIFY PATH LOCATION WITH CIRCLE K PROJECT MANAGER.
16. PARAPET BRACING AS REQUIRED.
17. ROOF JACK FOR REFRIGERANT LINE
18. VTR LOCATION
19. REMOTE ICE MAKER CONDENSING UNIT
20. PRE-FAB WOOD TRUSSES
21. TPO ROOF AT PARAPET TYP
22. FREEZELESS ROOF HYDRANT
23. RUSKIN LOUVER VENT # ELF6350DMP OR ALTERNATE – GIBRALTAR GLPG12123
24. ALUMINUM AWNING/CANOPY WITH SUPPORT RODS BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORT. GC TO PROVIDE WATERTIGHT SEAL/FLASHING AT ALL WALL OPENINGS AND ATTACHMENT CONNECTIONS
25. DRAFT STOP
26. SATELLITE DISH FOR LOTTERY MACHINE. GC TO COORDINATE WITH CK CONSTRUCTION MANAGER FOR FINAL LOCATION




1 **BUILDING ROOF PLAN**
SCALE: 1/4" = 1'-0"

NORTH



2 **KEY PLAN**
N.T.S.


GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205


**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

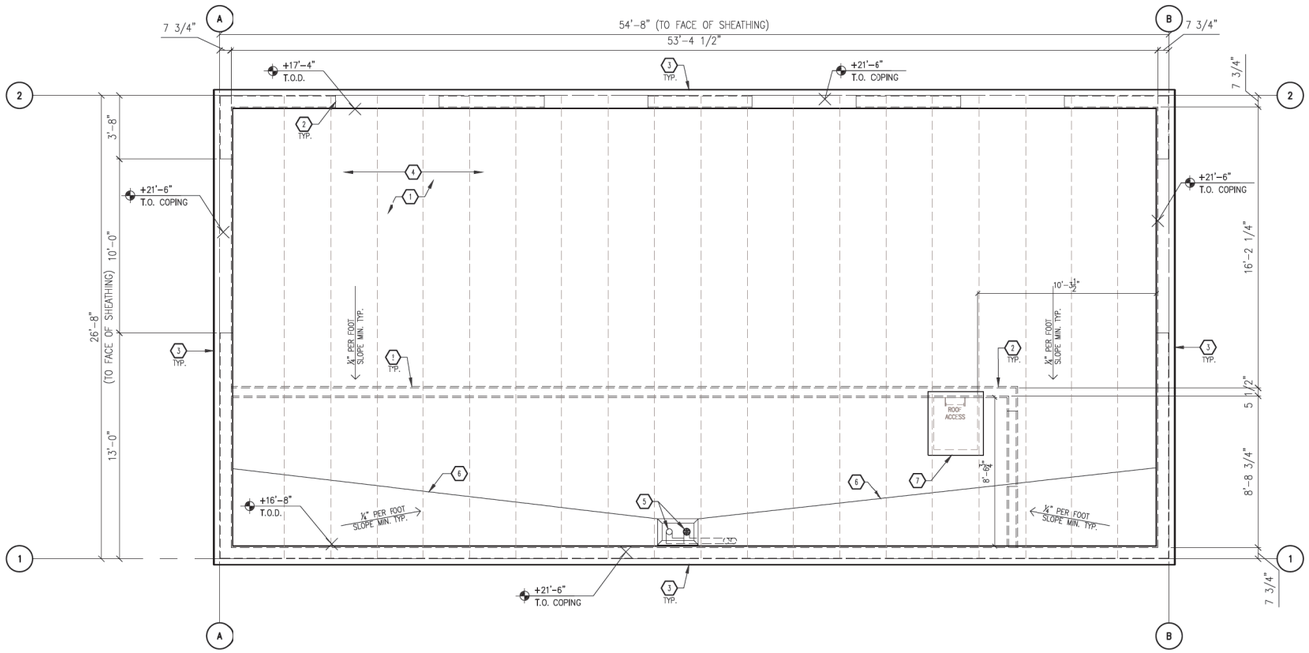
**3700 C-STORE ROOF PLAN**
SCALE: AS NOTED

**A-103.1**

10/18/2023

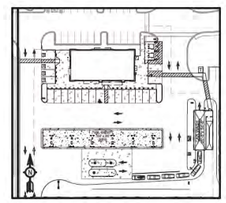
## KEY NOTES (X)

1. TPO (THERMOPLASTIC POLYOLEFIN MEMBRANE) ROOFING SYSTEM OVER RIGID INSULATION, MECHANICALLY FASTENED SEE THIS SHEET FOR ROOF MEMBRANE SPEC.
2. LINE OF WALL BELOW (SHOWN DASHED).
3. PARAPET METAL COPING.
4. PRE-FAB WOOD TRUSSES, SEE STRUCT. DWGS
5. ROOF DRAIN AND EMERGENCY ROOF DRAIN. SEE DETAIL D4/A1.1-CW.
6. TAPERED INSULATION DRAINAGE VALLEY CRICKET, MINIMUM SLOPE 1/4" PER. FOOT. SEE DETAIL D3/A1.1-CW
7. ROOF SCUTTLE. SEE DETAIL D1/A1.1-CW.




1 CAR WASH ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 KEY PLAN
N.T.S.


GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

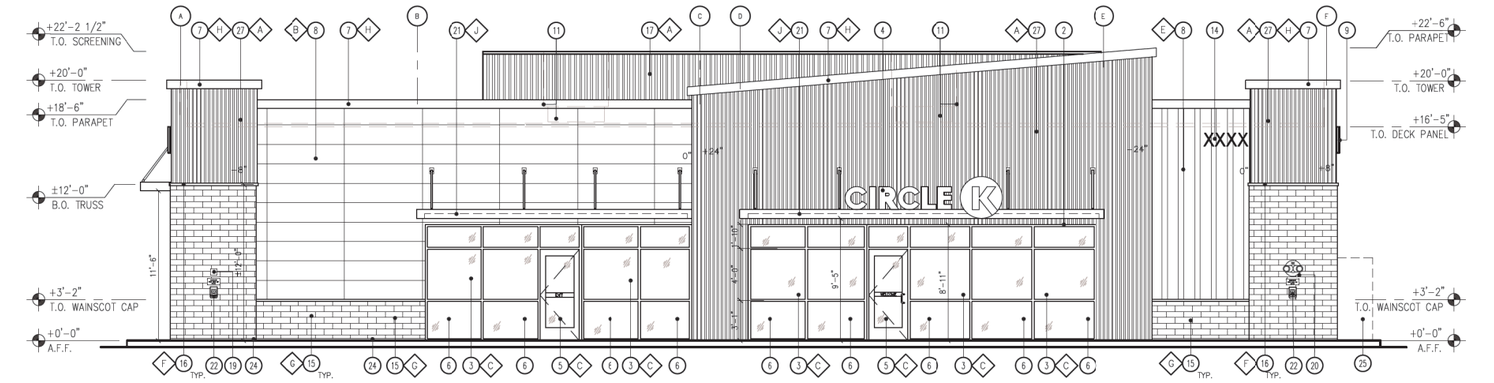
CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205


**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

**CAR WASH ROOF PLAN**
SCALE: AS NOTED

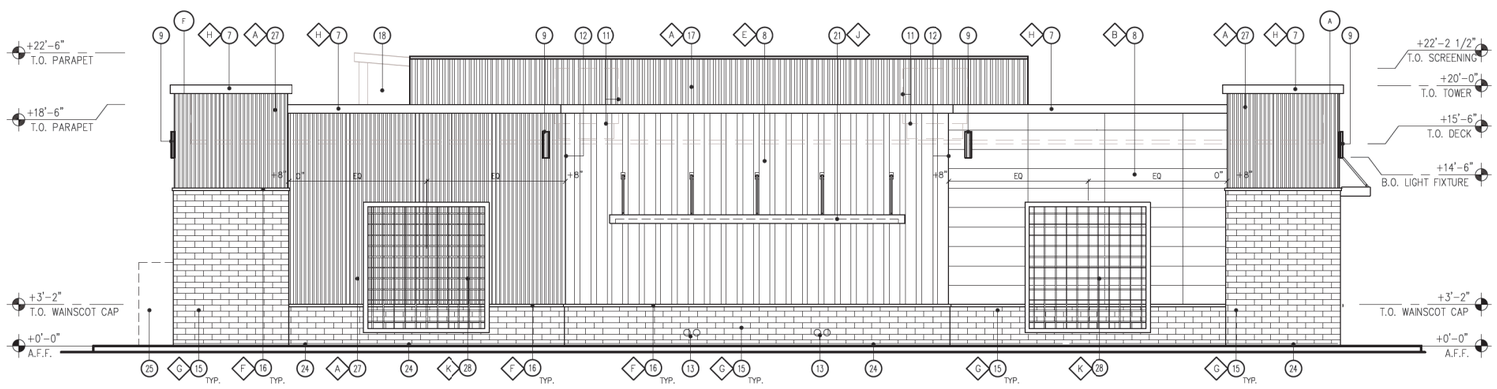
**A-103.3**

10/18/2023



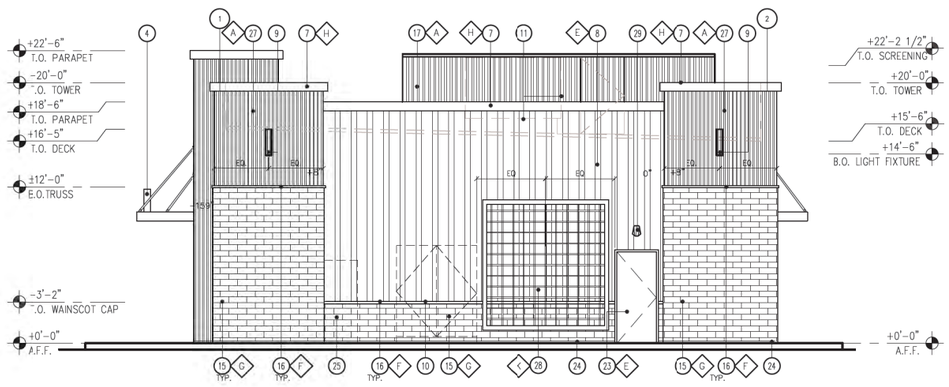

## 1 FRONT ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"



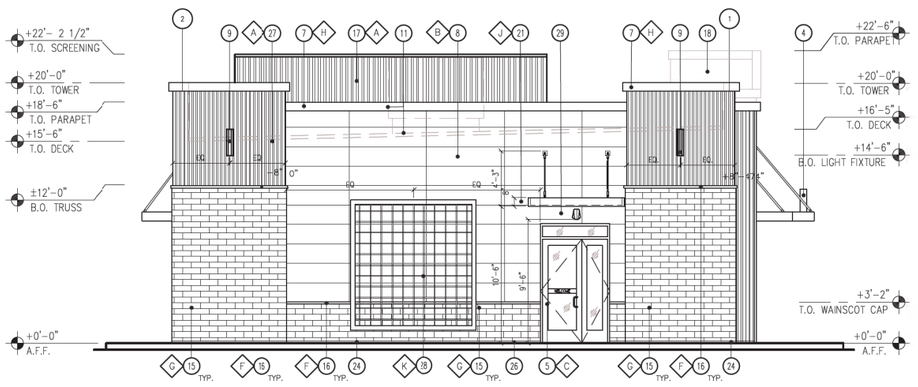

## 2 BACK ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"




## 3 SIDE ELEVATION (EAST)

SCALE: 3/16" = 1'-0"




## 4 SIDE ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

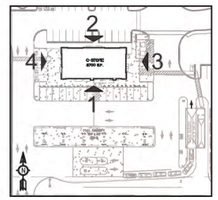
## KEY NOTES (X)

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAMING W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
4. INTERNALLY ILLUMINATED SIGN WITH BLOCKING (UNDER SEPARATE PERMIT)
5. DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
6. DARK BRONZE ANODIZED WINDOW FRAME WITH SPADREL GLASS
7. PRE-FINISHED META. COPING
8. NICHIHA FIBER CEMENT WALL PANEL SYSTEM
9. WALL SCONCES LIGHT FIXTURE, COLOR: BLACK.
10. SES PANEL LOCATION.
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" NICHIHA CORNER EDGE.
13. COMBINATION ROOF DRAIN/OVERFLOW DRAIN. SEE PLBG. DWGS.
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 3/4" THK. X 17-7/8" x 71-9/16" FIBER CEMENT VINTAGEBRICK WHITE WASH
16. 1-1/2" HIGH FIBER CEMENT CAP INSTALL PER MFR. SPECS.
17. ROOFTOP EQUIPMENT SCREEN WALLS W/ CORRUGATED METAL PANELS
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX A' 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
22. EMERGENCY FUEL SHUT-OFF SWITCH
23. INSULATED METAL DOOR
24. NICHIHA ESSENTIAL "STARTER" FLASHING
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
27. METAL PANEL BRIDGR STEEL SHIPLAP
28. METAL LATTICE / GREEN SCREEN TO BE FREESTANDING, 1" OFF OF THE BUILDING
29. EMERGENCY LIGHT FIXTURE ABOVE EXTERIOR DOOR

## FINISH SCHEDULE (X)

- (A) – METAL SIDING – COLOR TO MATCH SILVER
- (B) – ***NICHIHA TUFF BLOCK – COLOR SW6341 RED CENT
- (C) – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- (D) NOT USED
- (E) – ***NICHIHA RIBBED PANELS – COLOR SW6365 CACH ETCREAM
- (F) – ***NICHIHA CHISELED SILL TAN
- (G) – ***NICHIHA VINTAGEBRICK WHITE WASH
- (H) – SILVER – (USE FOR PRE-FINISHED METAL COPING)
- (I) – NOT USED
- (J) – MEDIUM GREY PAINTED STEEL
- (K) – *SHERWIN WILLIAMS #SW 7022 – ALPACA – PAINT PRIMER: "LOXON" CONCRETE & MASONRY PRIMER /SEALER PAINT PRIMER WITH A GREY TINT COLOR – PAINT TOP COAT: "SUPERPAINT" EXTERIOR ACRYLIC LATEX PAINT – SHEEN: SATIN

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP. circlek@nichiha.com




## 5 KEY PLAN

N.T.S.

GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

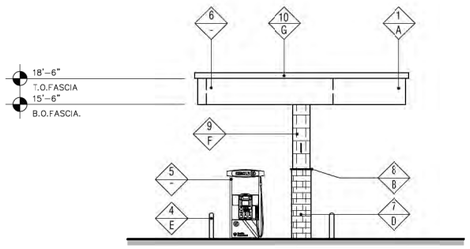
CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

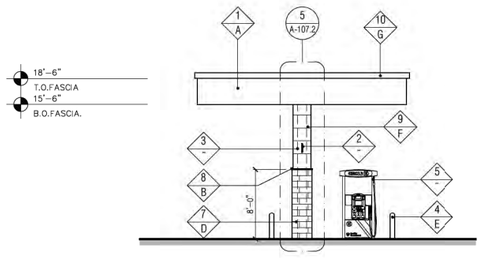
**3700 C-STORE EXTERIOR ELEVATIONS**
SCALE: AS NOTED

# A-107.1

10/18/2023




3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

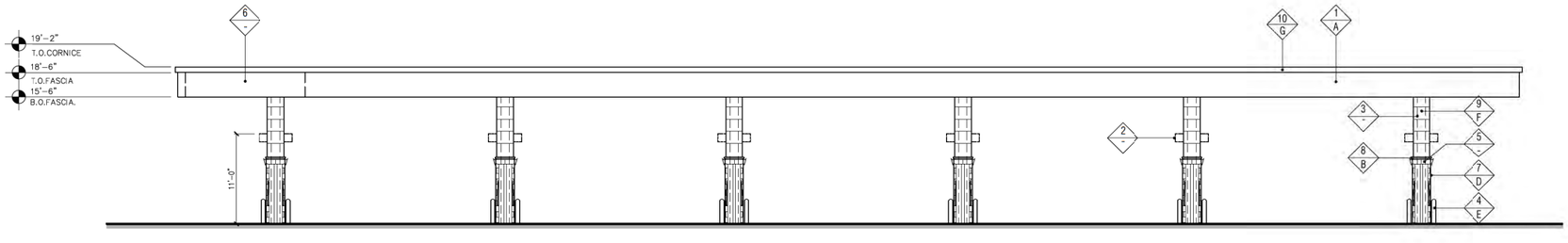



4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

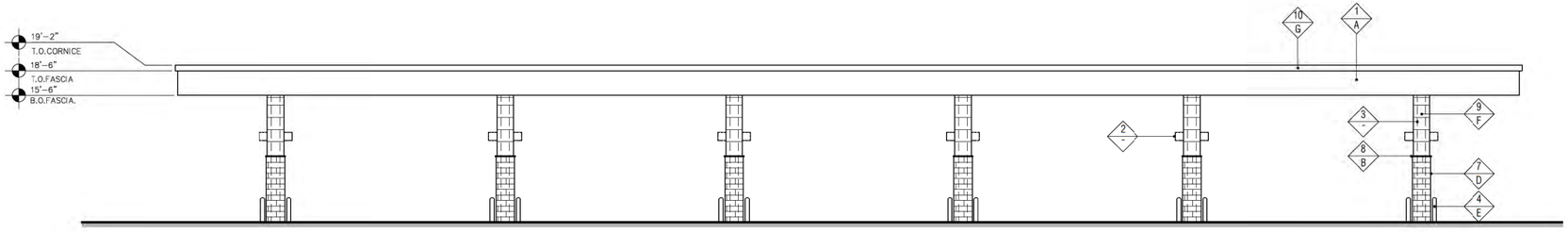
## FINISH SCHEDULE

| | |
|---|---|
| ▲ | FINISH MATERIAL |
| 1 | ACM PANEL |
| 2 | COLUMN FLAGS BY SIGNAGE VENDOR |
| 3 | LINE OF STEEL COLUMN WITHIN |
| 4 | 6" DIAMETER BOLLARD, 36" HIGH |
| 5 | FUEL PUMP |
| 6 | INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT |
| 7 | 3/4" THK. 17-7/8" H x 71-9/16" L VINTAGEBRICK WHITE WASH |
| 8 | 1-1/2" HIGH FIBER CEMENT CAP INSTALL PER MFR. SPECS. |
| 9 | NICHIHA FIBER CEMENT WALL PANEL SYSTEM |
| 10 | PRE-FINISHED METAL COPING |
| ▼ | FINISH COLOR |
| A | COLOR SW6341 RED CENT |
| B | NICHIHA CHISELED SILL TAN |
| C | NOT USED |
| D | NICHIHA VINTAGEBRICK WHITE WASH |
| E | PVC BOLLARD SLEEVE "DARK GRAY" |
| F | NICHIHA TUFF BLOCK - COLOR TO MATCH CLAY |
| G | COLOR TO MATCH MEDIUM GREY |

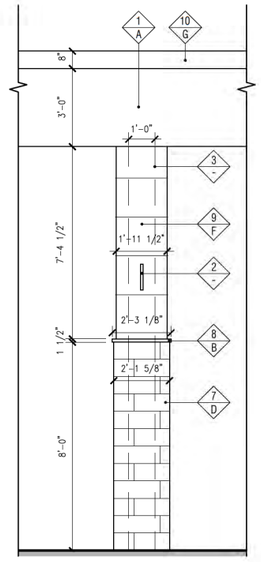
Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The fascia panels are pre-finished by signage vendor
3. All signs require a separate submittal.
4. All lighting on canopy to be flush mounted with fascia



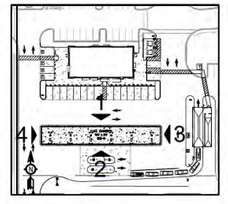

2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"




1 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"




5 COLUMN DETAIL (TYPE)
SCALE: 3/8" = 1'-0"




6 KEY PLAN
N.T.S.

GREENBERGFARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

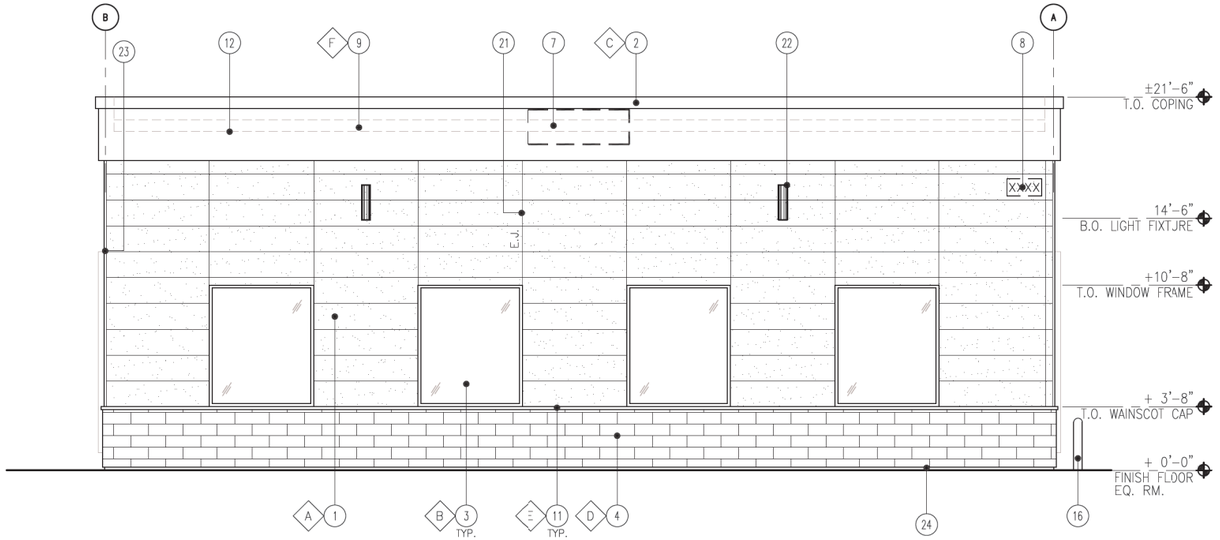
CIRCLE K STORES INC.
5500 S. Quebec St., Suite 100
Greenwood Village, CO 80111
t: (720) 758-6200

**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

# FUEL CANOPY EXTERIOR ELEVATIONS
SCALE: AS NOTED

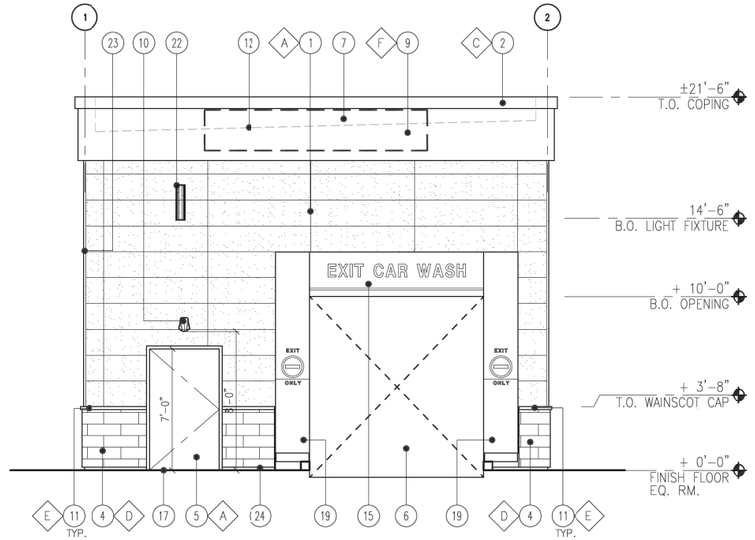
# A-107.2

10/18/2023




## 4 SIDE ELEVATION - WEST

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

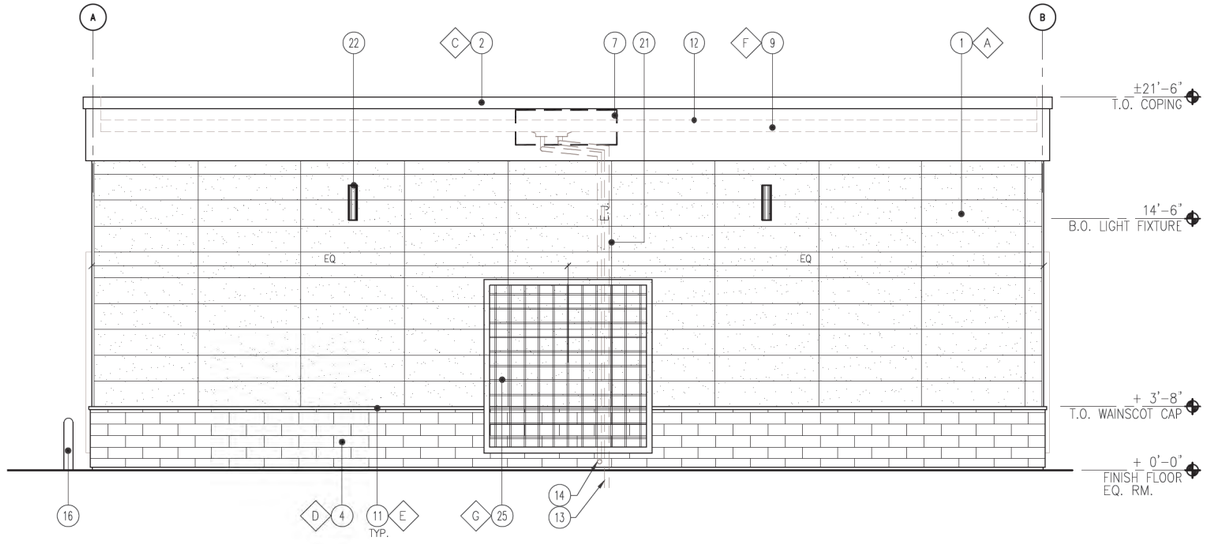



## 2 REAR ELEVATION - NORTH

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

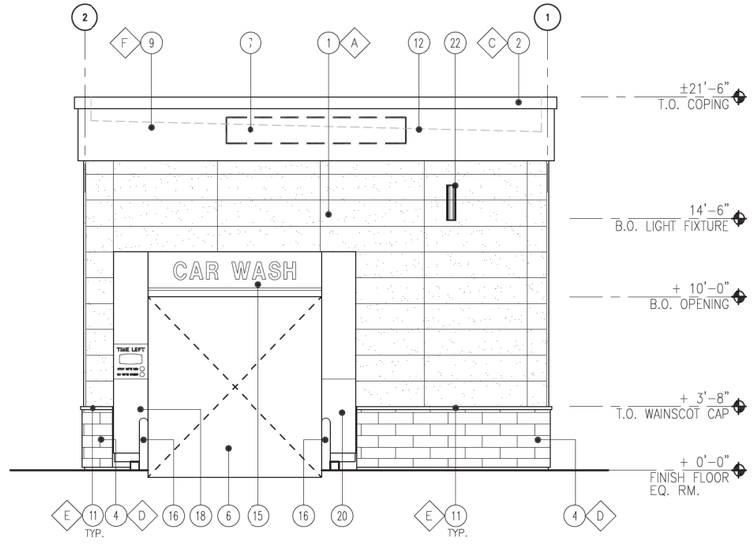
## KEY NOTES (X)

1. NICHIHA FIBER CEMENT WALL PANEL SYSTEM
2. PREFINISHED METAL COPING
3. FRP WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM. PAINT WINDOW FRAME TO MATCH DARK BRONZE
4. 3/4" THK. 17-7/8" H x 71-9/16" L VINTAGEBRICK WHITE WASH
5. INSULATED FRP DOOR IN FRP FRAME. PAINT TO MATCH NICHIHA PANEL AS NOTED.
6. WASH BAY OPENING.
7. POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
8. ADDRESS SIGN NUMBERS, 8" HIGH & 1" CONTRASTING BACKGROUND
9. ACM BAND PANEL PROVIDED & INSTALLED BY SIGNAGE VENDOR
10. EMERGENCY LIGHT FIXTURE ABOVE EXTERIOR DOOR
11. 1-1/2" HIGH NICHIHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
12. LINE OF ROOF
13. ROOF DRAIN, SEE CIVIL DRAWINGS FOR CONTINUATION
14. OVERFLOW WITH SHEEP TONGUE, CONTRACTOR TO PROVIDE A CONCRETE SPLASH BLOCK AT THIS DOWNSPOUT LOCATION AT LANDSCAPE AREA.
15. PRE-FINISHED ACM PORTAL HEADER. PROVIDE POWER FOR LED LIGHTS AND BACK LIT LETTERS. COORDINATE WITH VENDOR.
16. 42"H. 6" DIA. BOLLARD, WITH TRAFFIC YELLOW PLASTIC COVER
17. ISLAND/SIDEWALK WITH BROOM FINISH. SLOPED 1/4" PER FT. AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
18. PRE-FINISHED ACM ENTRANCE PORTAL LEG W/ TIMER. PROVIDE POWER FOR TIMER. COORDINATE WITH VENDOR.
19. PRE-FINISHED ACM EXIT PORTAL LEG
20. PRE-FINISHED ACM PORTAL LEG
21. CONTROL/EXPANSION JOINT "E.J." LOCATION
22. WALL SCONCES LIGHT FIXTURE, COLOR: BLACK.
23. 1-1/2" NICHIHA CORNER KEY EDGE, TYP. TO ALL CORNERS
24. NICHIHA ESSENTIAL "STARTER" FLASHING
25. METAL LATTICE / GREEN SCREEN TO BE FREESTANDING, 1' OFF OF THE BUILDING




## 3 SIDE ELEVATION - EAST

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



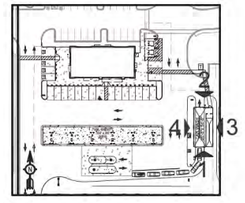

## 1 FRONT ELEVATION - SOUTH

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

## FINISH SCHEDULE (X)

- (A) – ***NICHIHA TUFF BLOCK – COLOR SW6341 RED CENT
- (B) – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- (C) – *SHERWIN WILLIAMS – MEDIUM GREY – FIRESTONE TO MATCH MEDIUM GREY (USE FOR PRE-FINISHED METAL COPING)
- (D) – ***NICHIHA VINTAGEBRICK WHITE WASH
- (E) – ***NICHIHA CHISELED SILL TAN
- (F) – SILVER. TO MATCH C-STORE
- (G) – *SHERWIN WILLIAMS #SW 7022 – ALPACA – PAINT PRIMER: "LOXON" CONCRETE & MASONRY PRIMER /SEALER PAINT PRIMER WITH A GREY TINT COLOR – PAINT TOP COAT: "SUPERPAINT" EXTERIOR ACRYLIC LATEX PAINT – SHEEN: SATN

*USE SHERWIN WILLIAMS MANUFACTURER ONLY.
*** CONFIRM WITH OWNER'S REP




## 5 KEY PLAN

N.T.S.

GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

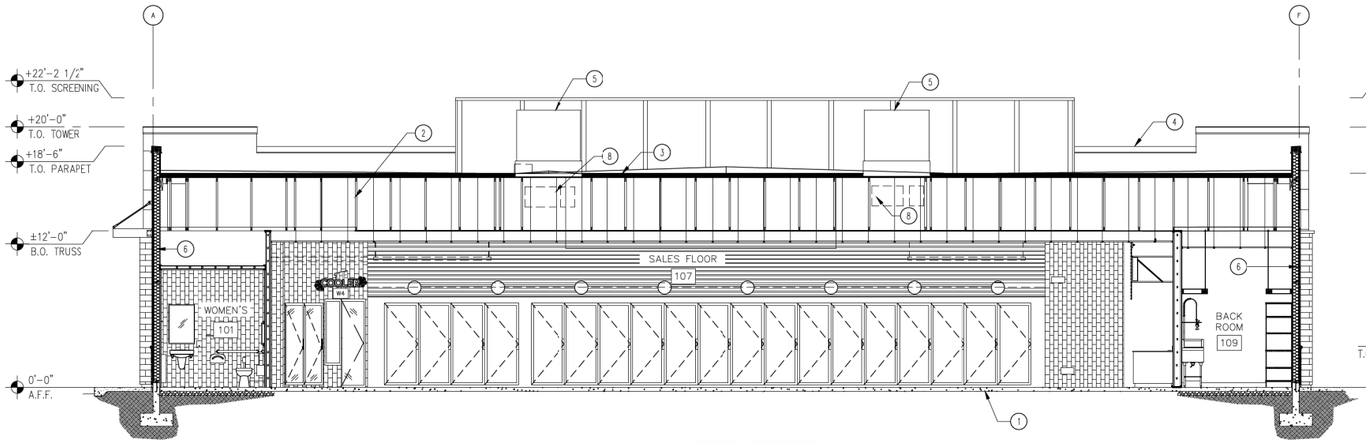
CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

**CAR WASH ELEVATIONS**
SCALE: AS NOTED

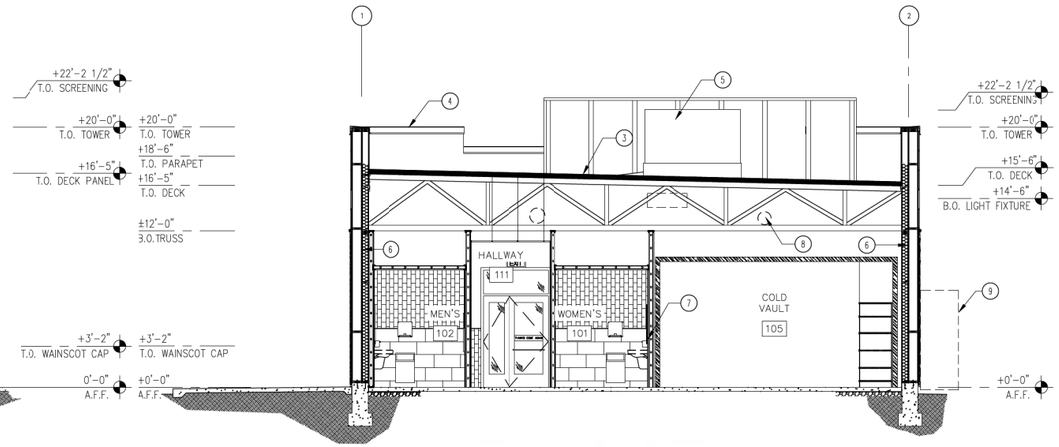
# A-107.3

10/18/2023



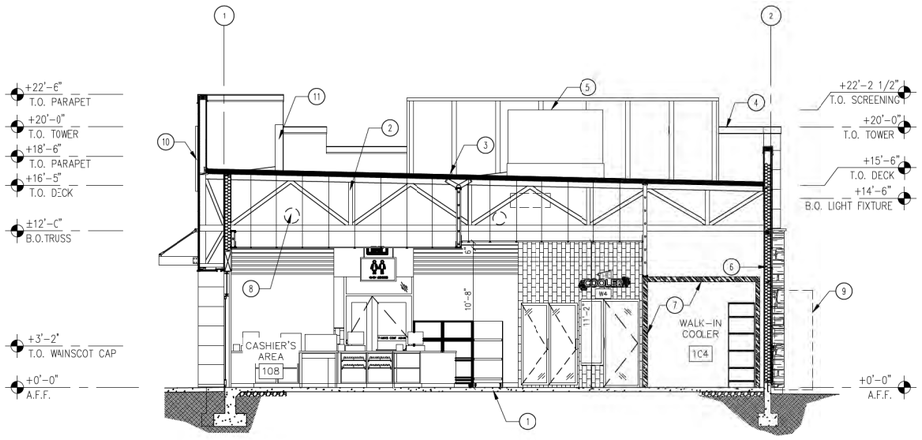

## 1 BUILDING SECTION

SCALE: 3/16" = 1'-0"



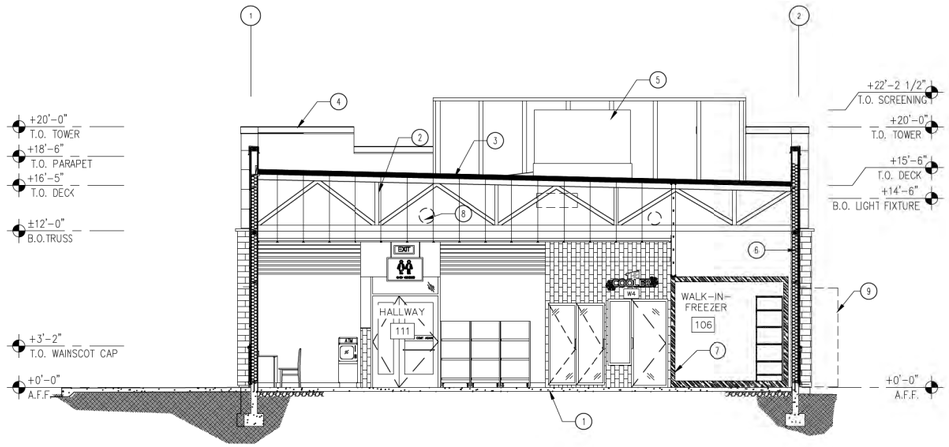

## 2 BUILDING SECTION

SCALE: 3/16" = 1'-0"




## 3 BUILDING SECTION

SCALE: 3/16" = 1'-0"

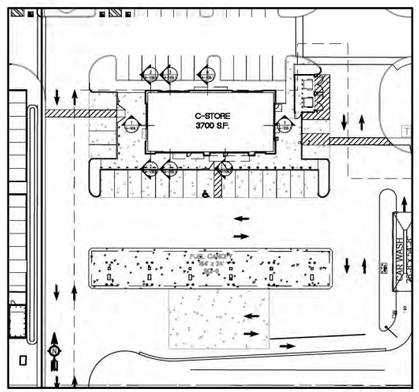



## 4 BUILDING SECTION

SCALE: 3/16" = 1'-0"

## KEY NOTES (X)

1. CONCRETE SLAB WITH MINIMUM 15ML 'CLASS A' VAPOR BARRIER LAPPED A MINIMUM OF 6" & TAPED PER MANUFACTURER'S SPECIFICATIONS, SEE STRUCTURAL. CONCRETE SLAB, SEE STRUCTURAL FOR REINFORCING.
2. ROOF JOIST, SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION.
3. TPO ROOFING SYSTEM OVER RIGID INSULATION. WALKWAYS AS REQUIRED BY ROOFING MANUFACTURER.
4. PARAPET BEYOND
5. ROOF TOP HVAC UNIT, SEE MECHANICAL DRAWINGS.
6. R-21 BATT INSULATION
7. WALK IN FREEZER/COOLER WALL
8. ALL DUCT WORK TO GO THROUGH TRUSSES – SEE MECH.
9. SWITCHGEAR CABINET
10. SIGN BY VENDOR. SUBMITTED UNDER SEPARATE PERMIT
11. PARAPET BRACE, SEE ROOF PLAN




## 5 KEY PLAN

N.T.S.

GREENBERGFARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

CIRCLE K STORES INC.
5500 S. Quebec St., Suite 100
Greenwood Village, CO 80111
t: (720) 758-6200

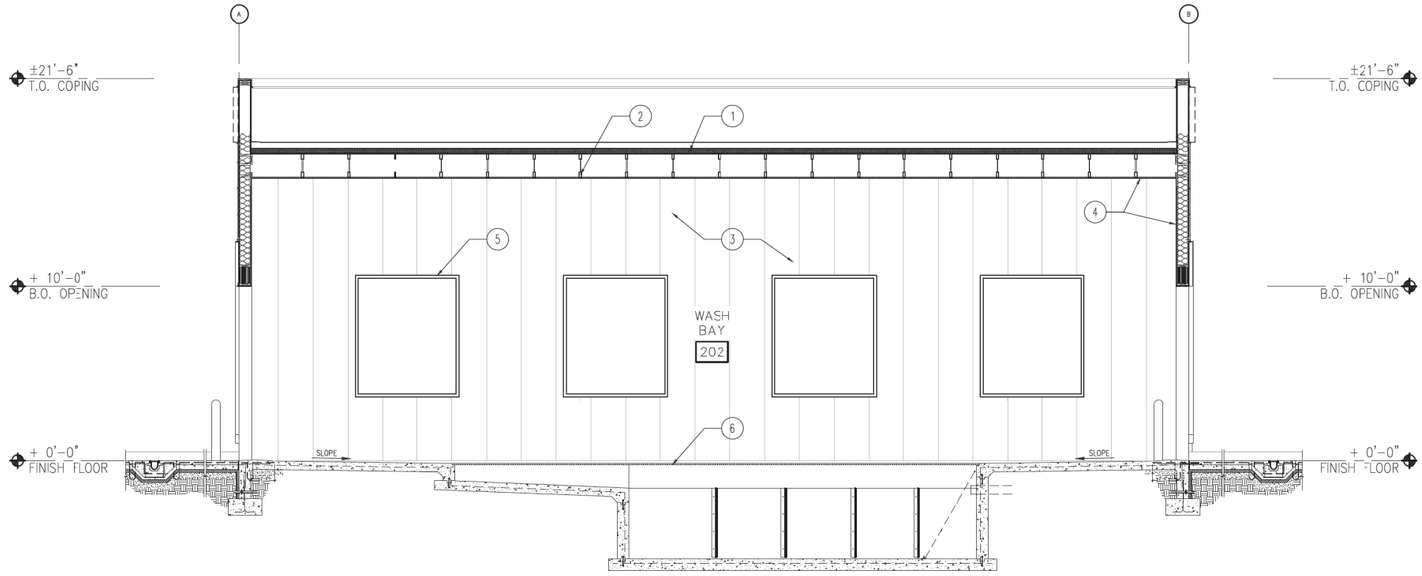
**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

# 3700 C-STORE BUILDING SECTIONS

SCALE: AS NOTED

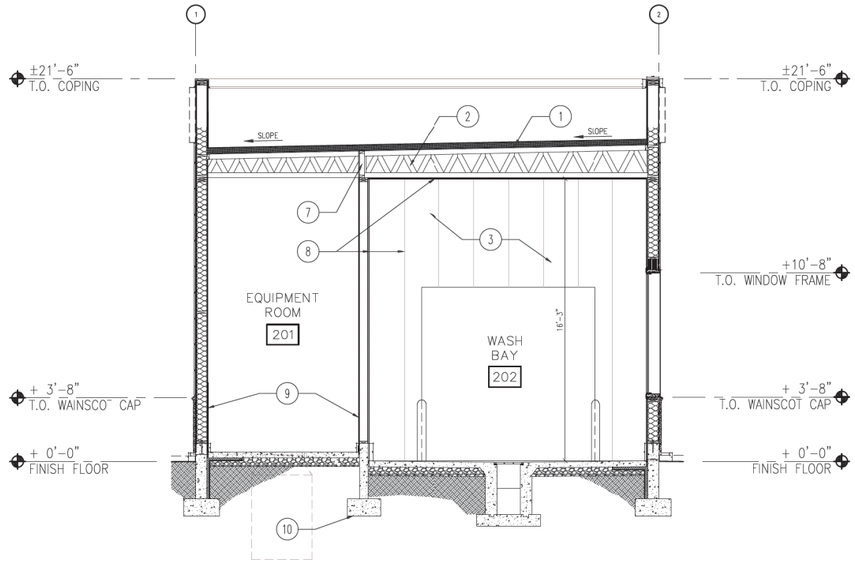
# A-109.1

10/17/2023




## 2 BUILDING SECTION

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

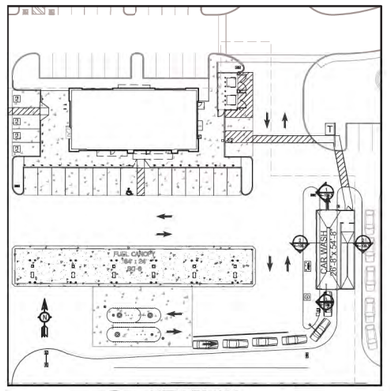



## 1 BUILDING SECTION

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

## KEY NOTES (X)

1. RIGID INSULATION.
2. ROOF TRUSSES, SEE STRUC'.
3. EXTRUTECH PANELS BEYOND OVER POLY VAPOR BARRIER OVER 1/2" PLYWOOD.
4. CONTINUOUS EXTRUTECH PANELS (SUPPLIED & INSTALLED BY CW SUPPLIER.)
5. CUSTOM FRP WINDOW FRAME WITH 1" INSULATED GLASS, TYP
6. TRENCH DRAIN
7. RIM BOARD – PROVIDE 4" HOLES AT EACH JOIST SPACE FOR VENTILATION
8. CONT. EXTRUTECH PANELS BEYOND OVER 6 MIL POLY VAPOR BARRIER OVER 1/2" PLYWOOD
9. FRP UP TO 4'-0" H. OVER 1/2" MOISTURE RESISTANT GYP. BD. OVER 2x6 STUD WALLS. PROVIDE BLOCKING FOR CAR WASH EQUIPMENT WHERE NEEDED.
10. CONC. FOUNDATION, SEE STRUCT. DWGS.




## 3 KEY PLAN

N.T.S.

GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

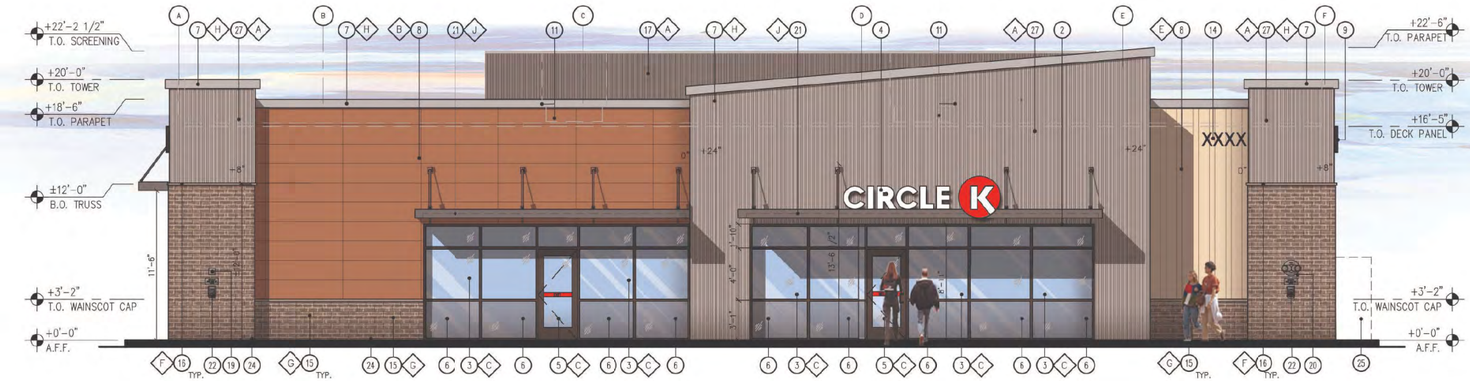
CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

**CAR WASH SECTIONS**
SCALE: AS NOTED

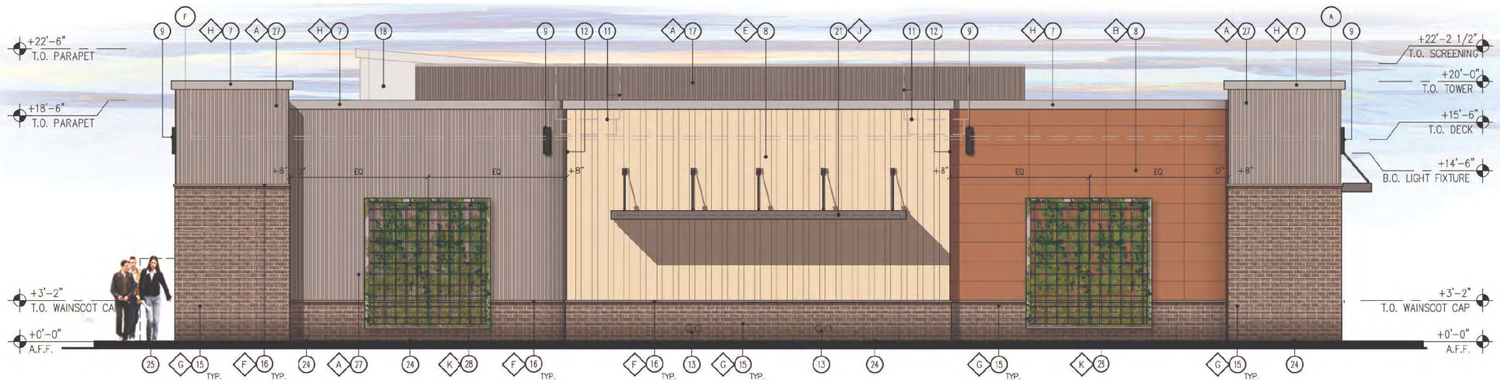
# A-109.3

10/18/2023




## 1 FRONT ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"




## 2 BACK ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"




## 3 SIDE ELEVATION (EAST)

SCALE: 3/16" = 1'-0"




## 4 SIDE ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

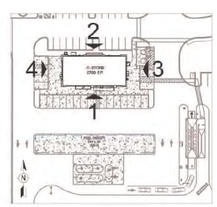
## KEY NOTES (X)

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAMING W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
4. INTERNALLY ILLUMINATED SIGN WITH BLOCKING (UNDER SEPARATE PERMIT)
5. DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
6. DARK BRONZE ANODIZED WINDOW FRAME WITH SPADREL GLASS
7. PRE-FINISHED METAL COPING
8. NICHIHA FIBER CEMENT WALL PANEL SYSTEM
9. WALL SCONCES LIGHT FIXTURE, COLOR: BLACK.
10. SES PANEL LOCATION
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" NICHIHA CORNER EDGE.
13. COMBINATION ROOF DRAIN/OVERFLOW DRAIN. SEE PLBG. DWGS.
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 3/4" THK. X 17-7/8" x 71-9/16" FIBER CEMENT VINTAGEBRICK WHITE WASH
16. 1-1/2" HIGH FIBER CEMENT CAP INSTALL PER MFR. SPECS.
17. ROOFTOP EQUIPMENT SCREEN WALLS W/ CORRUGATED METAL PANELS
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
22. EMERGENCY FUEL SHUT-OFF SWITCH
23. INSULATED METAL DOOR
24. NICHIHA ESSENTIAL "STARTER" FLASHING
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
27. METAL PANEL BRIDGER STEEL SHIPLAP
28. METAL LATTICE / GREEN SCREEN TO BE FREESTANDING, 1' OFF OF THE BUILDING
29. EMERGENCY LIGHT FIXTURE ABOVE EXTERIOR DOOR

## FINISH SCHEDULE (X)

- A – METAL SIDING – COLOR TO MATCH SILVER
- B – ***NICHIHA TUFF BLOCK – COLOR SW6341 RED CENT
- C – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- D – NOT USED
- E – ***NICHIHA RIBBED PANELS – COLOR SW6363 CACH ETCREAM
- F – ***NICHIHA CHISELED SILL TAN
- G – ***NICHIHA VINTAGEBRICK WHITE WASH
- H – SILVER – (USE FOR PRE-FINISHED METAL COPING)
- I – NOT USED
- J – MEDIUM GREY PAINTED STEEL
- K – *SHERWIN WILLIAMS #SW 7022 – ALPACA – PAINT PRIMER: "LOXON" CONCRETE & MASONRY PRIMER /SEALER PAINT PRIMER WITH A GREY TINT COLOR – PAINT TOP COAT: "SUPERPAINT" EXTERIOR ACRYLIC LATEX PAINT – SHEEN: SATIN

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP. cricnk@nichiha.com




## 5 KEY PLAN

N.T.S.

GREENBERG FARROW
4695 MacArthur Court,
Suite 1450
Newport Beach, CA 92660
t: (657) 251-5172

CIRCLE K STORES INC.
255 E. Rincon St. Ste 100
Corona, California 92879
t: (866) 371-2205

LAND DEVELOPMENT CONSULTANTS, LLC
3281 E. Guasti Rd. Suite #700
Ontario, California 91761
t: (909) 974-8422

**CIRCLE K**
UNIVERSITY SQUARE
ROCKLIN, CA
20220044.0

# 3700 C-STORE EXTERIOR ELEVATIONS

SCALE: AS NOTED

# A-107.1

09/20/2023

Approved 10/13/2023 6:02:51 AM

# University Square Rocklin

MASTER SIGN PROGRAM

## PROJECT DIRECTORY

**LANDLORD:** APRR Management, LLC
4050 Redwood Hwy
San Rafael, CA 94903
Attn: Akki Patel
415-595-8051
akkip@letapgroup.com

**CONSULTANT:** United Sign Systems
5201 Pentecost Drive
Modesto, CA 95356
Attn: David Randolph
916-804-9000

## TABLE OF CONTENTS


| | |
|---|---|
| TITLE | 1 |
| PROJECT DIRECTORY | 2 |
| SUBMITTALS & APPROVALS | 3 |
| CONSTRUCTION REQUIREMENTS | 4 |
| SIGNAGE SPECIFICATIONS | 5-6 |
| PROHIBITED SIGNS | 7 |
| LETTER TYPES | 8 |
| MONUMENT SIGN | 9-9.1 |
| MONUMENT FUEL SIGN | 10 |
| **WALL SIGNS** | |
| CANOPY TENANT SIGNS | 11 |
| WALL TENANT SIGNS | 12 |
| ADDRESS NUMERALS | 13 |
| **BUILDING ELEVATIONS** | |
| ELEVATIONS - SHOPS 1 | 14 |
| ELEVATIONS - SHOPS 2 | 15 |
| ELEVATIONS - DAYCARE | 16 |
| ELEVATIONS - QSR 1 | 17 |
| ELEVATIONS - QSR 2 | 18 |
| HILTON GARDENS SIGNAGE | 19 |
| HILTON GARDENS CHANNEL LETTER/LOGO | 20 |
| TYPICAL DRIVE THROUGH DIRECTIONAL SIGN | 21 |
| CIRCLE K ELEVATION - BUILDING CANOPY SIGNS | 22 |
| CANOPY SIGN | 23 |
| CANOPY ELEVATIONS | 24 |
| ILLUMINATED CIRCLE K SIGN | 25 |
| CARWASH ELEVATION | 26 |
| **SITE PLAN** | 27 |

## A INTRODUCTION

The intent of this sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project.
Conformance to this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord

Exceptions to these standards shall not be permitted without approval from the Landlord and may require approval of a modification to the sign program application by the City. Landlord reserves the right to allow Tenant or Tenant's representative to file a request for a variance per the guidelines set forth by the City, upon receipt of prior written approval by the landlord.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center, at Landlord's sole discretion.

No sign shall be installed without written Landlord approval and the required City permits.

## B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of the proposed sign(s), indicating conformance with this sign criteria.

2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).

3. The Tenant shall pay for all sign fabrication, installation, and permit fees. (including final inspection costs).

4. The Tenant shall obtain all necessary permits. Signs installed without City permit or Landlord approval is subject to immediate removal at Tenant's expense. A penalty of 100% of the Landlords cost to remove said sign shall be assessed to the Tenant in addition to the cost of the removal.

5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.

6. It is the responsibility of the Tenant's sign company to verify all conduit transformer and power supply locations and service access prior to fabrication.

7. Should a sign be removed or replaced, it is the Tenant's responsibility to patch all holes, to paint the surface to match the existing color, and restore the surface to original condition. If Tenant fails to complete any or all of this work, Landlord reserves the right, to complete this work at Tenant's expense.

## C GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with local building and electrical codes.

2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and shall bear the U.L. Label.

3. The sign company is to be fully licensed with the City and State and shall carry full Workman's Compensation and general liability insurance.

4. All penetrations of building exterior surfaces are to be sealed watertight and shall match the existing exterior finish and color.

5. Internal illumination to be specified as to type and installed and labeled in accordance with UL specifications".

6. Painted surfaces to be smooth and free of visible flaws and imperfections.

7. Sign height shall be as specified and shall be determined by measuring the normal capital letter of a type font including swashes, ascenders, and descenders.

8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. The Landlord reserves the right to reject any fabrication work deemed to be below standard.

9. All lighting must meet title 24 specifications. No exposed conduits will be allowed.

10. Signs must be made of durable rust–inhibiting materials that are appropriate and complimentary to the building.

11. Color coatings shall exactly match the colors specified on the approved plans.

12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.

13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.

15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.

16. Exposed junction boxes of any type are not permitted.

17: Any sign requiring penetration of any part of the roof, requires that tenant submit drawings showing such penetrations and the use of Landlords roofing contractor to make the penetrations and patching.

## D TENANT WALL SIGN SPECIFICATIONS:

The intent of this criteria is to encourage creativity and to ensure the individuality of each tenant sign. Tenants are encouraged to use creativity in color, type style, and lighting within the confines of this criteria.

In order to allow creativity and artistic designs, ascending and descending shapes may be allowed to extend up to 25% below the height limits provided that the overall allocated square footage is not exceeded subject to approval from the Landlord and City of Rocklin.




**DIRECTIONAL TENANT SIGN ALLOWANCES:**

Tenant is allowed their standard corporate directional sign up to 4 sq feet in area and 30” in height.

The following describes the size, placement, and language specifications for Anchor, In-Line, Shop, and Pad tenants.

Anchor tenants are those tenants with 30,000 square feet or more of leased building area.

Hospitality Tenants are those tenants with 8,000 to 30,000 square feet or more of leased building area.

Shop tenants are those tenants with less than 8,000 square feet of leased building area.

Pad tenants are those tenants with less than 8,000 square feet of leased building area within a freestanding single occupancy building.

**ANCHOR TENANT SIGN ALLOWANCES:**

- Building signs are allowed 2 sq ft of sign area for 1 ft of building frontage to a 100 sq ft maximum. A tenant with more than 100 sq ft of building frontage is allowed an additional 1 sq ft of sign area for each 1 ft of additional frontage.

- Secondary frontage signs are allowed subject to the maximum sign area noted above. Up to a maximum of 3 sides of the building. Excluding the loading dock/passive building side. The sign must face a public entrance, street, or parking lot.

- Signs are to be centered vertically and horizontally in tenants lease frontage. Or centered vertically and horizontally over tenants customer entrance or appropriate architectural feature.

- Maximum sign width is to be 70 percent of the lease or building facade on which the sign is attached.

## D TENANT WALL SIGN SPECIFICATIONS, cont.:

**IN-LINE TENANT SIGN ALLOWANCES:**

- Building signs are allowed 2 sq ft of sign area for 1 ft of building frontage to a 100 sq ft maximum. A tenant with more than 100 sq ft of building frontage is allowed an additional 1 sq ft of sign area for each 1 ft of additional frontage.

- Signs are to be centered vertically and horizontally in tenants lease frontage. Or centered vertically and horizontally over tenants customer entrance or appropriate architectural feature.

- Maximum sign width is to be 70 percent of the lease or building facade on which the sign is attached, whichever is more restrictive.

- Maximum letter or logo height is to be 36".

**PAD TENANT SIGN ALLOWANCES:**

- Building signs are allowed 2 sq ft of sign area for 1 ft of building frontage to a 100 sq ft maximum. A tenant with more than 100 sq ft of building frontage is allowed an additional 1 sq ft of sign area for each 1 ft of additional frontage.

- Secondary frontage signs are allowed subject to the maximum sign area noted above.

- Maximum letter or logo height is to be 36 inches.

**PAD TENANT SIGN ALLOWANCES, cont:**

- Signs are to be centered vertically and horizontally in tenants lease frontage. Or centered vertically and horizontally over tenants customer entrance or appropriate architectural feature.

- Pad tenants in single use buildings are allowed a maximum of 3 signs provided each is on a different frontage facing an entrance, a public street, or public parking lot.

- Pad tenants in shared buildings are allowed 2 signs provided each is on a diferent frontage facing an entrance, a public street, or public parking lot.

- Maximum sign width is to be 70 percent of the lease or building facade on which the sign is attached, whichever is more restrictive.

**WINDOW AND DOOR SIGNAGE, ALL TENANTS:**

- All window graphics and signs require written approval of the Landlord. They shall not exceed 10 percent of the window area without a special request and express written approval of an exception from the Landlord.

- Rear service or delivery door shall have placed on them the tenants name and suite number in 4" high white or black vinyl graphics.

- Front entrance doors may have placed on them the tenant name, suite number, hours of operation, and phone number. Name and suite number not to exceed 4" in height, all other copy not to exceed 1 ½" in height.

## E PROHIBITED SIGNS:

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.

3. Signs painted directly on a building surface will not be permitted.

4. Building wall signs may not project above the top of a parapet, the roof line at the wall or roof line.

5. Flashing, moving or audible signs are not allowed.

6. Signs projecting below the tenants lease facade.

7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.

8. Light Bulb Strings:
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord and the City of Rocklin when the display is an integral part of the design character of the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:
Temporary flags, banners, or pennants for special promotional purposes may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. All Temporary signs shall compy with the City of Rocklin Sign Ordinance for temporary signs, and shall require Landlord and City approval.

12. No standard plex faced cabinet construction allowed. Cabinet signs are not permitted except as minor adjuncts to the primary signs (ie tag lines and logos)

## F ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall be considered abandoned and may be removed by Landord at Tenant's expense.

## G INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

## H MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times . Signs shall be regularly cleaned and maintained. The Landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary, in Landlord's reasonable discretion. Broken signs shall be repaired or replaced within 10 days of notice of the Landlord.

## Sign Type: A

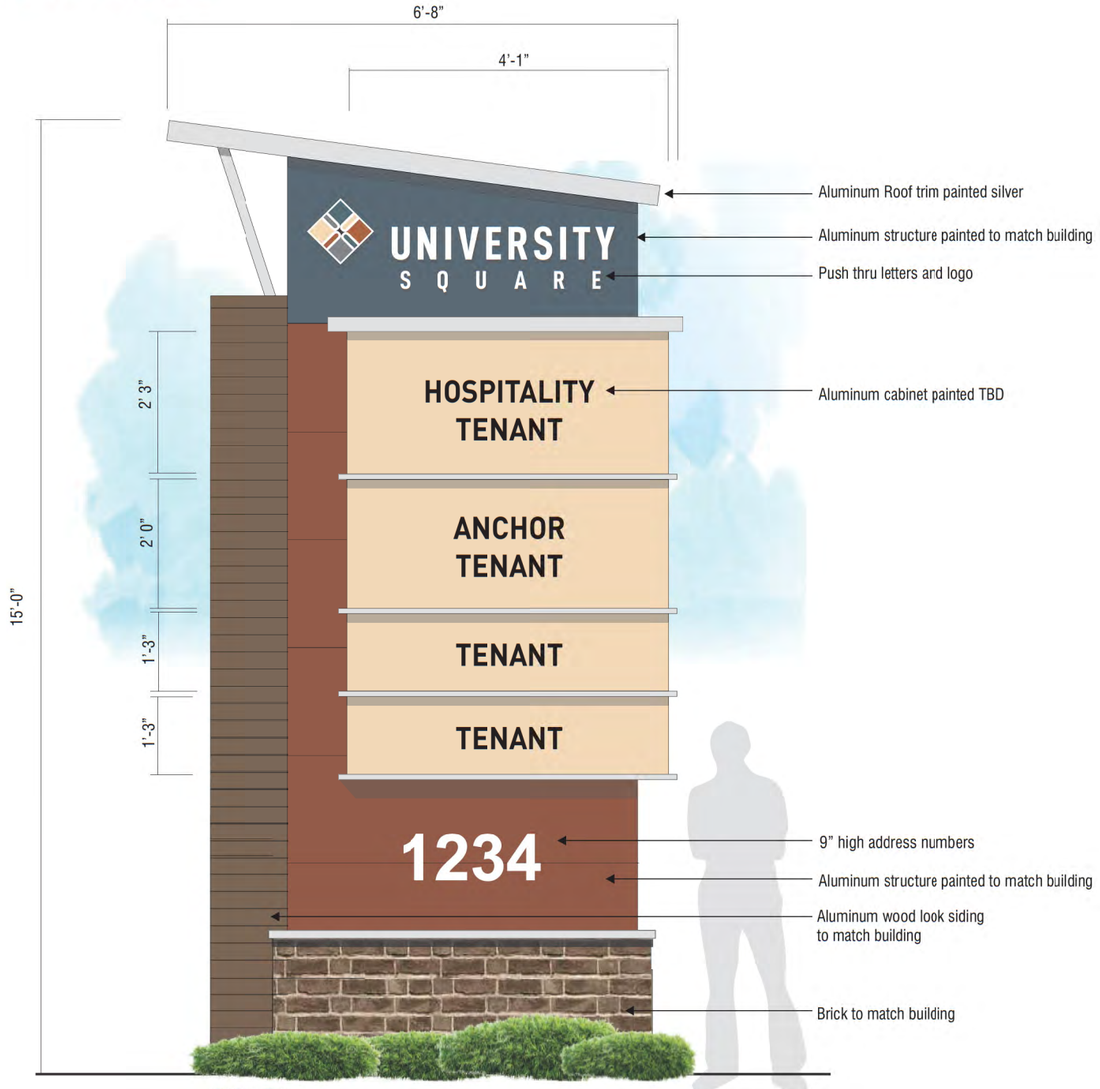
**Illuminated face and halo illuminated channel letter:**

**Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.**
**Faces use acrylic or Lexan with trim cap.**
**Illuminate with neon, LED, or fluorscent lighting.**

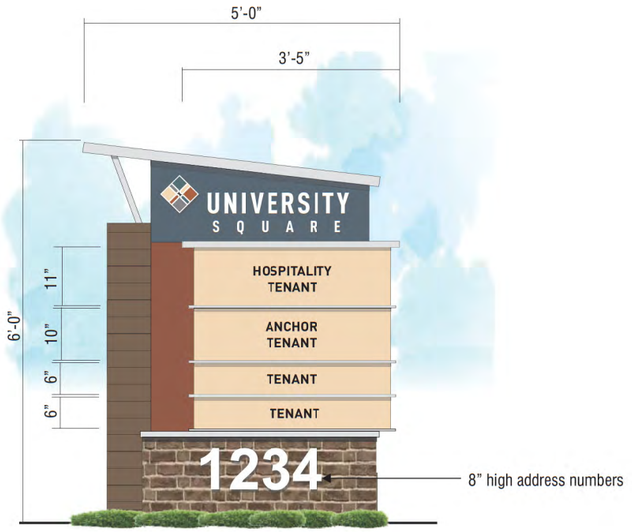



**Sign Type: A**

## MONUMENT SIGNS

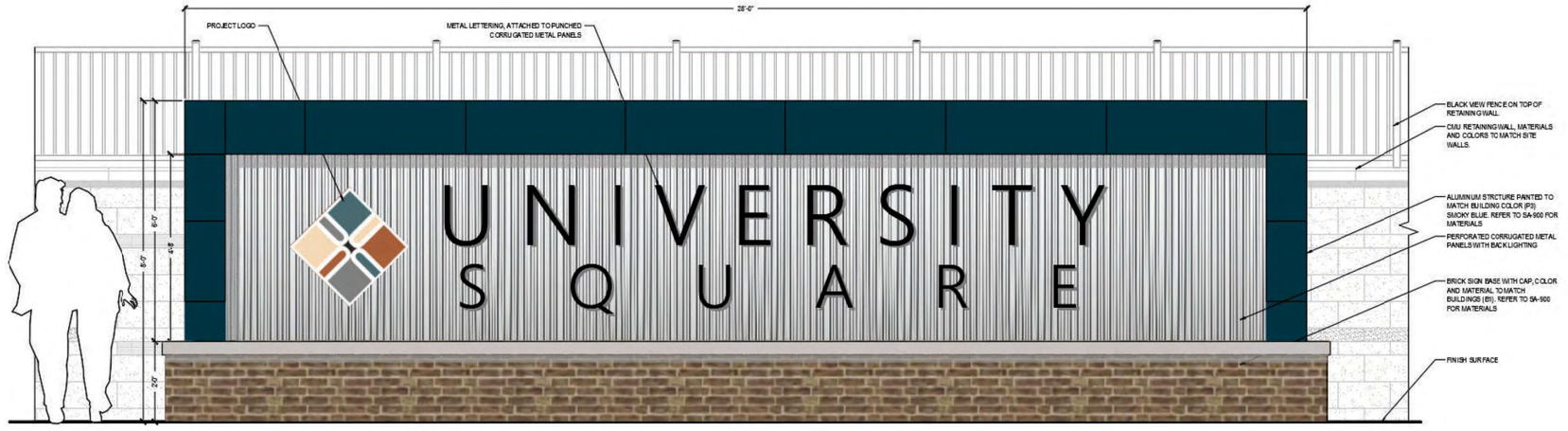



**SIGN B1**
**One (1) D/F internally illuminated monument sign**
SCALE: 1/2" = 1'



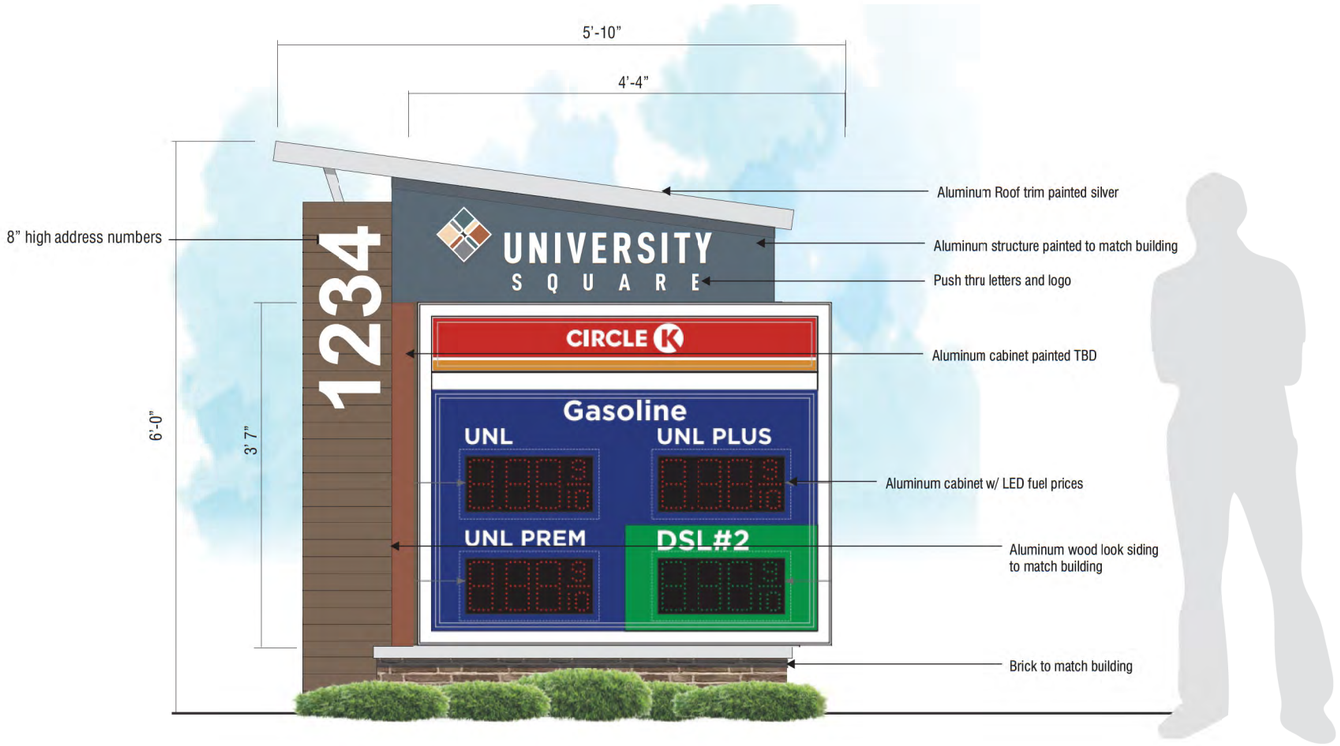

**SIGN B2**
**Five (5) D/F internally illuminated monument signs**
SCALE: 1/2" = 1'

# MONUMENT SIGNS




**SIGN B3**
**One (1) S/F internally illuminated monument sign**
SCALE: 1/2" = 1'

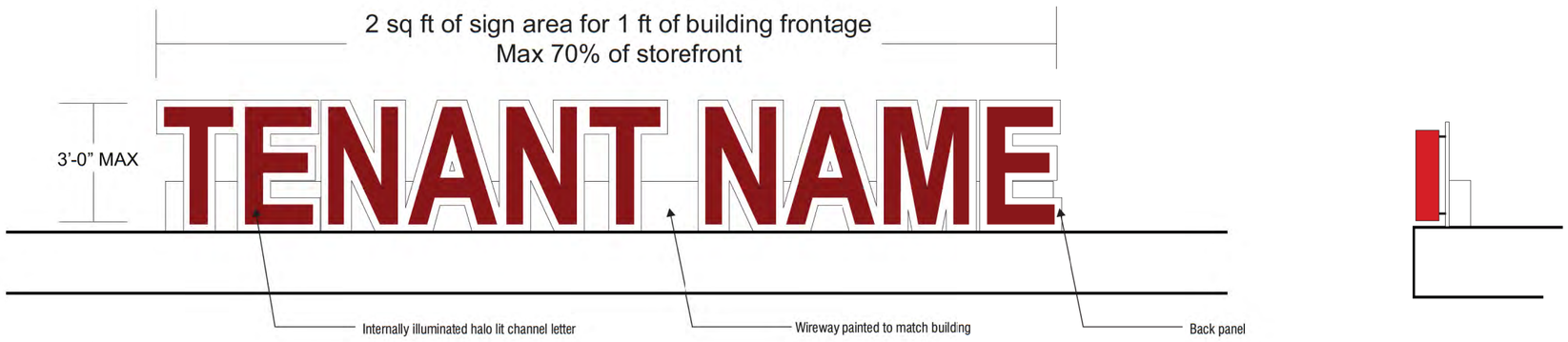
# MONUMENT FUEL SIGN




**SIGN C**
**One (1) D/F internally illuminated monument sign**

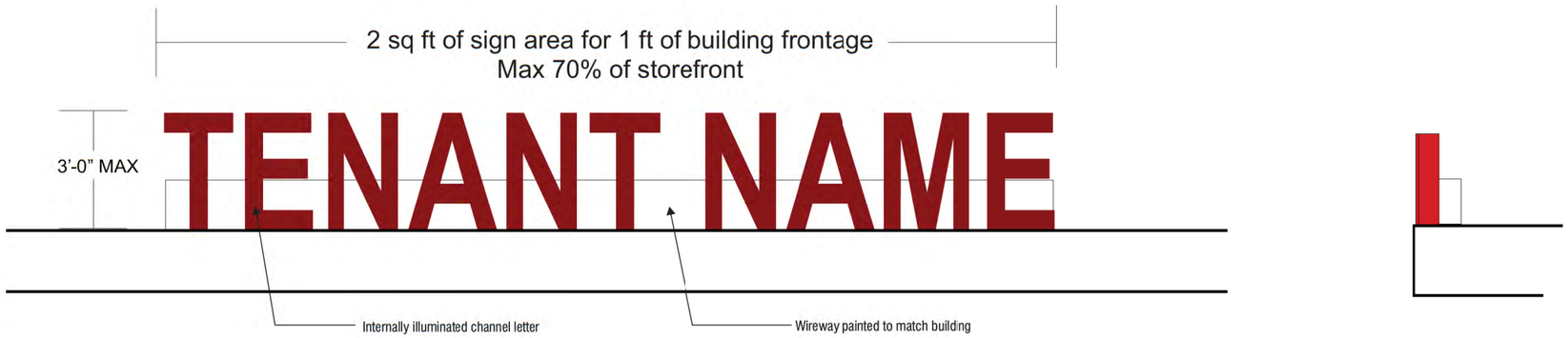
SCALE: 3/4" = 1'

# CANOPY TENANT SIGNAGE




**SIGN D**
**Internally Illuminated face and halo channel letters mounted on canopy**

**Sign area subject to maximums noted in sign type descriptions on pages 5 and 6*




**SIGN D**
**Internally illuminated channel letters mounted on canopy**

**Sign area subject to maximums noted in sign type descriptions on pages 5 and 6*

## WALL TENANT SIGNAGE




**SIGN E**
**Internally illuminated channel letters mounted on wall**

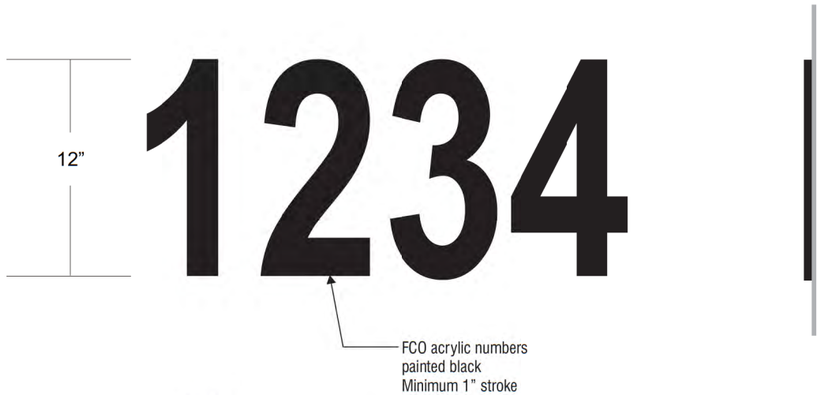
**Sign area subject to maximums noted in sign type descriptions on pages 5 and 6*




**SIGN E**
**Internally illuminated halo lit channel letters mounted on wall**

**Sign area subject to maximums noted in sign type descriptions on pages 5 and 6*

## ADDRESS NUMERALS




**SIGN F**
**FCO address numbers**

## ELEVATIONS - SHOPS 1












## ELEVATIONS - SHOPS 2











## ELEVATIONS - DAYCARE









## ELEVATIONS - QSR1

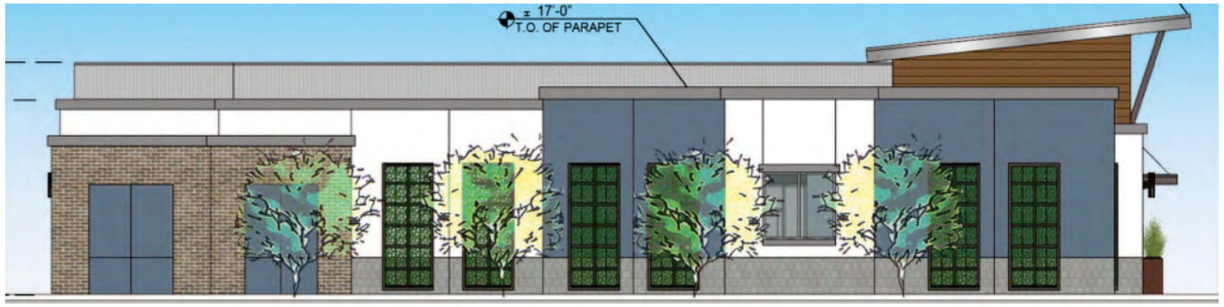




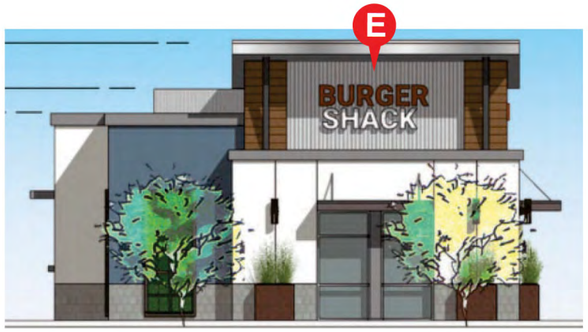




## ELEVATIONS - QSR2








# HILTON GARDENS SIGNAGE




**WEST ELEVATION**




**EAST ELEVATION**

# HILTON GARDENS CHANNEL LETTERS/LOGO

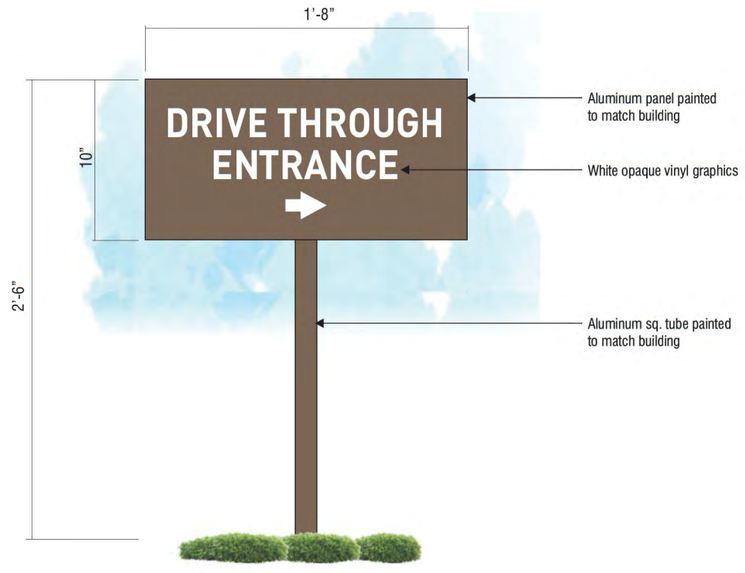



**SIGN G1 - WEST ELEVATION**
**Internally illuminated channel letters and logo**




**SIGN G2 - EAST ELEVATION**
**Internally illuminated channel letters and logo**

# TYPICAL DRIVE THROUGH DIRECTIONAL SIGN

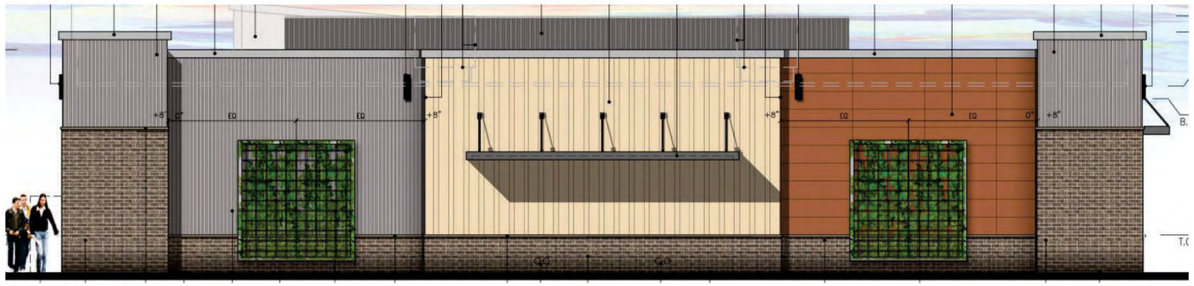



**SIGN J**
**Typical non-illuminated directional sign**

# CIRCLE K ELEVATION - CANOPY SIGNS




NORTH ELEVATION



SOUTH ELEVATION



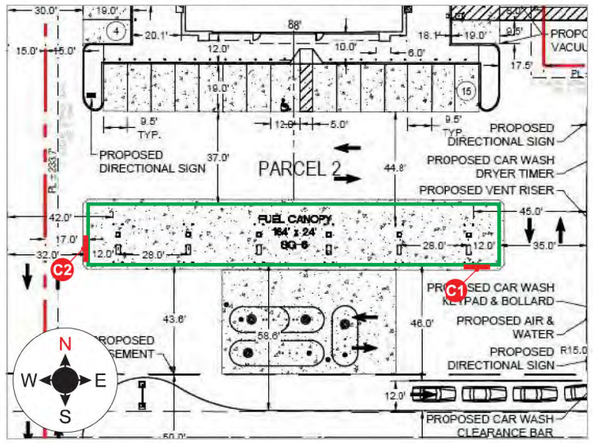
EAST ELEVATION



WEST ELEVATION

C

## OVERHEAD VIEW





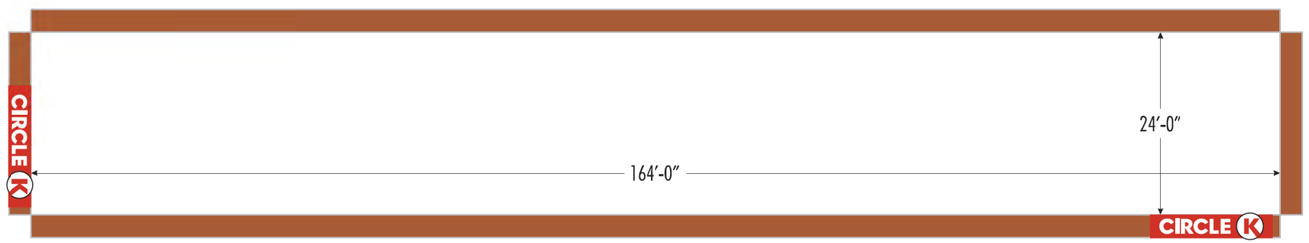


REFERENCE PART#: CKS316SP24LA

VINYL APPLIED SECOND SURFACE DECORATION

CIRCLE = 18.07 SQ. FT.
K = 12.25 SQ. FT.
TOTAL = 30.32 SQ. FT.
(x2) = 60.64 SQ. FT.

# BUILDING SIDE

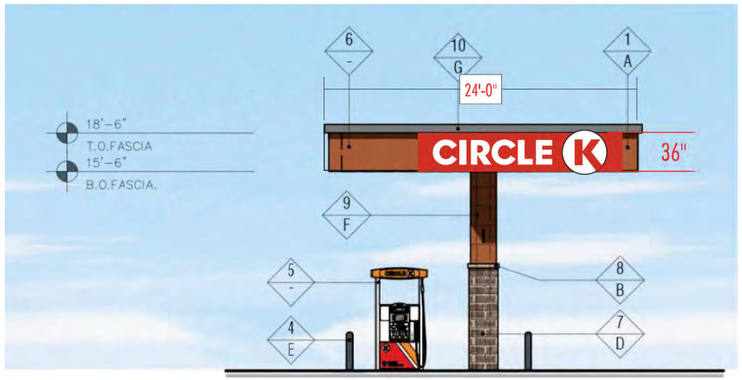



SUNSET BLVD

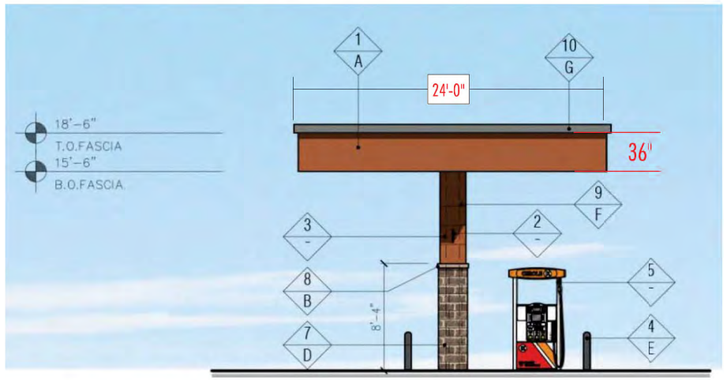
SCALE = 1:200

## CANOPY

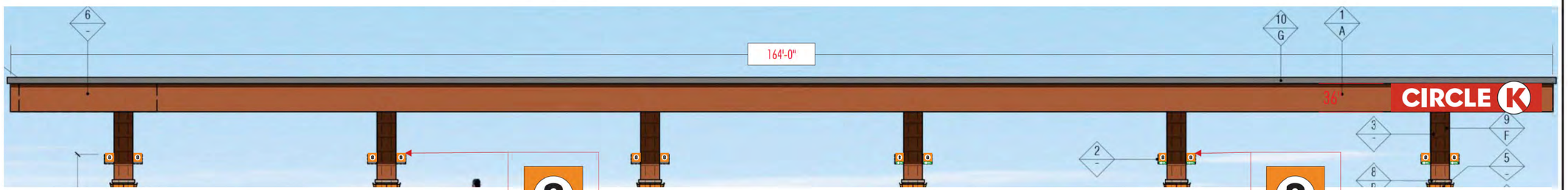
# STREET VIEW FOR ILLUSTRATIVE PURPOSES ONLY




WEST ELEVATION



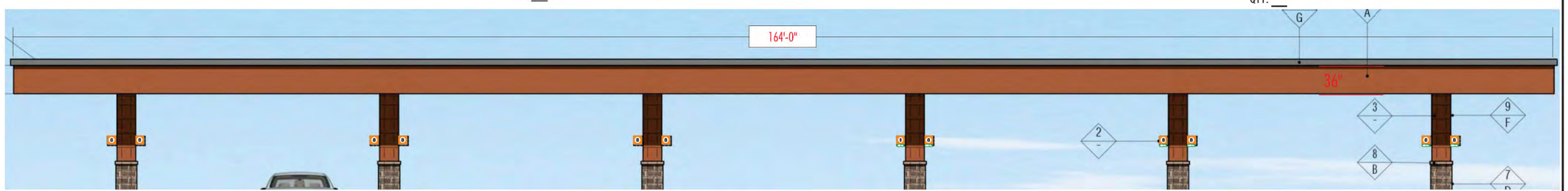

EAST ELEVATION




SOUTH ELEVATION

NON ILLUMINATED PUMP SIGNS
QTY: __

NON ILLUMINATED PUMP SIGNS
QTY: __




NORTH ELEVATION

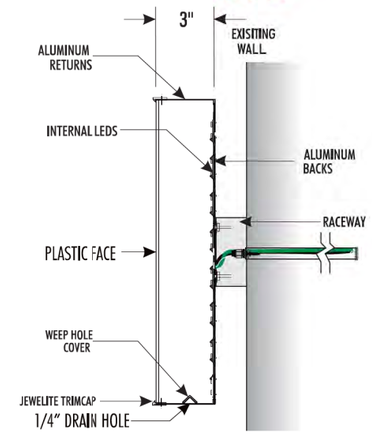
## CANOPY ELEVATIONS

CIRCLE K

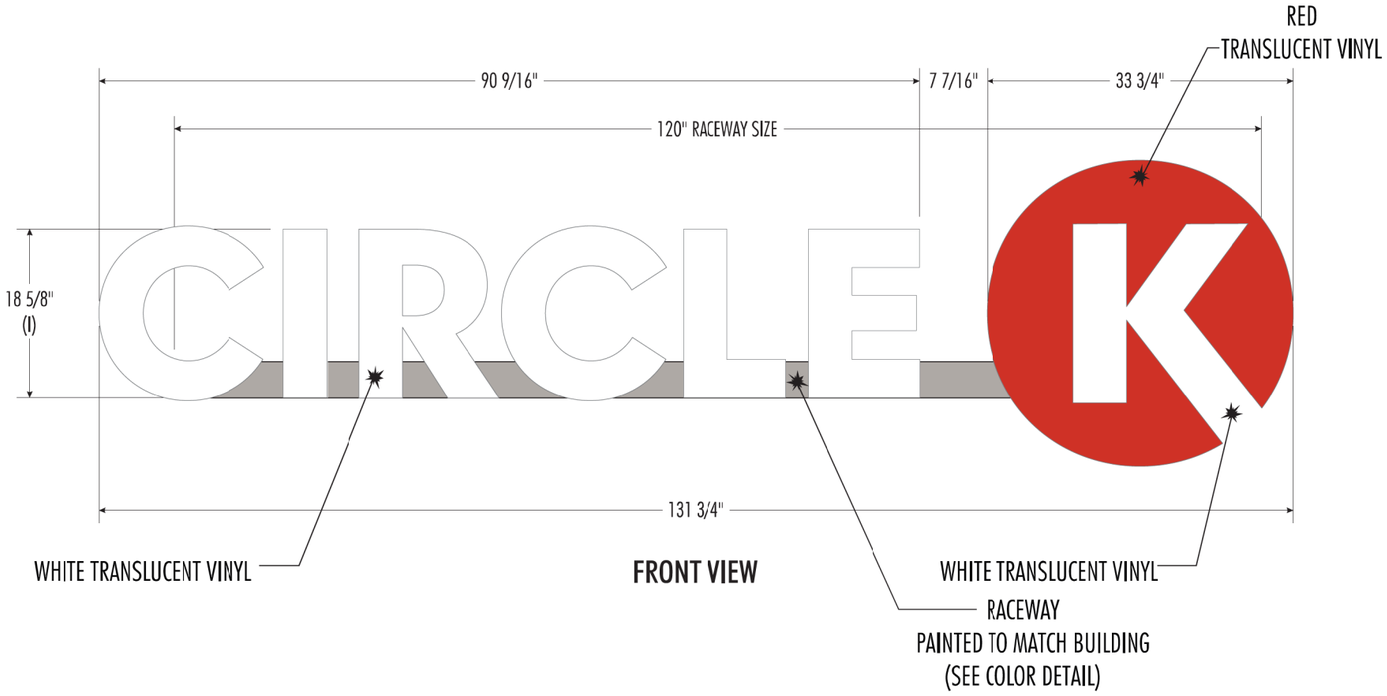
ILLUMINATION VIEW

# INTERNALLY ILLUMINATED

## LETTER DETAIL

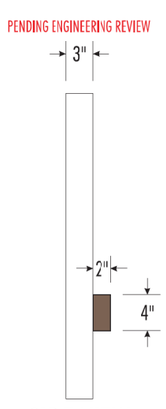



## TYPICAL SECTION




FRONT VIEW

PENDING ENGINEERING REVIEW




SIDE VIEW

SCALE = 1:14

E




SIDE WEST ELEVATION




REAR ELEVATION




SIDE EAST ELEVATION

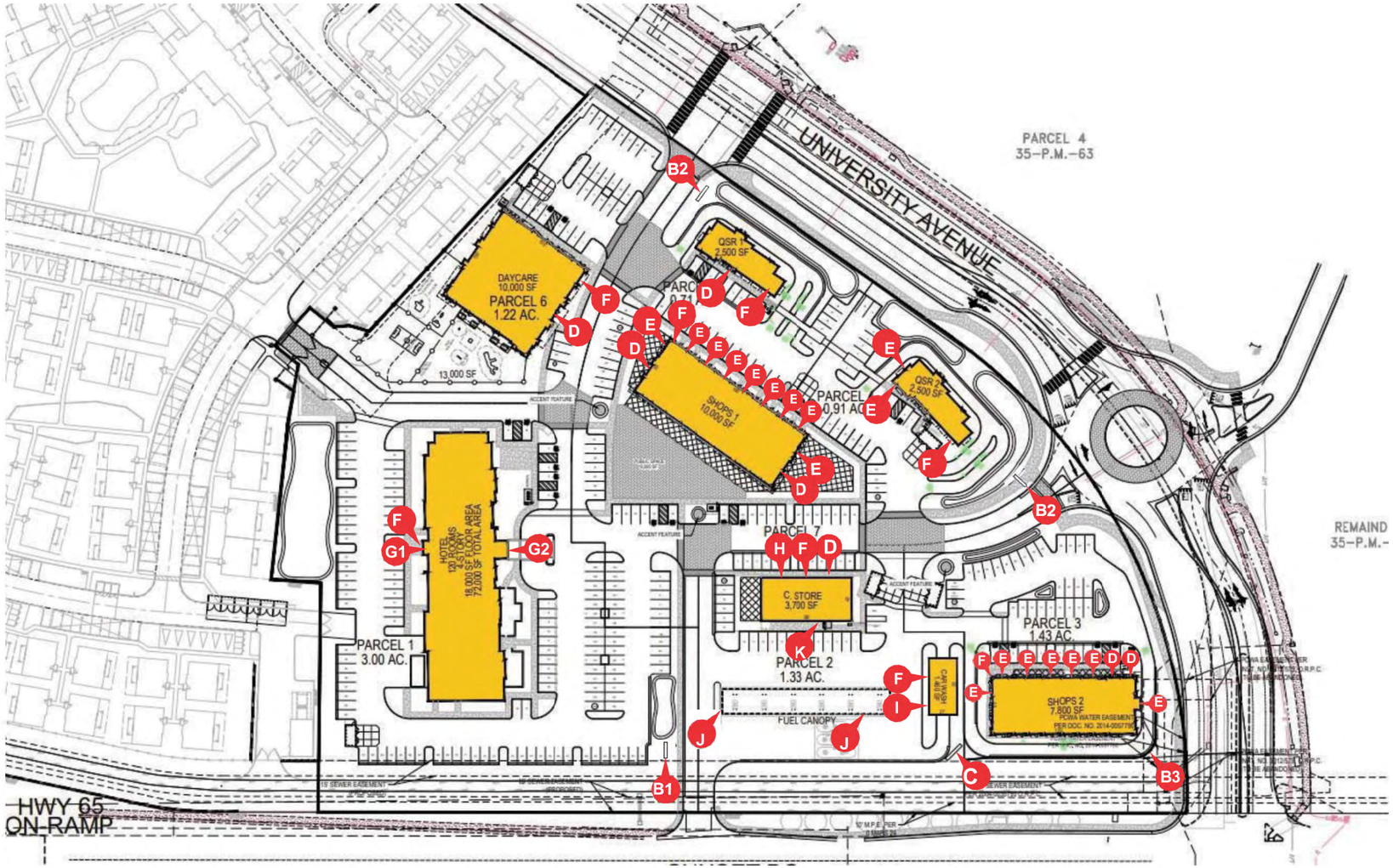



FRONT ELEVATION

SCALE = 1:120

CAR WASH

## SITE PLAN


PARCEL 4
35-P.M.-63
UNIVERSITY AVENUE
DAYCARE
10,000 SF
PARCEL 6
1.22 AC.
13,000 SF
QSR 1
2,500 SF
SHOPS 1
10,000 SF
QSR 2
2,500 SF
PARCEL
0.91 AC
PARCEL 7
HOTEL
120 ROOMS
4 STORY
19,000 SF FLOOR AREA
72,000 SF TOTAL AREA
C STORE
3,700 SF
PARCEL 1
3.00 AC.
PARCEL 2
1.33 AC.
FUEL CANOPY
PARCEL 3
1.43 AC.
SHOPS 2
7,800 SF
POWA WATER EASEMENT
PER DOC. NO. 2014-0057781
REMAIND
35-P.M.-
HWY 65
ON-RAMP
B1
B2
B3
C
G1
G2
H
I
J
K

RESOLUTION 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A CONDITIONAL USE PERMIT

(University Square / U2022-0001)

The City Council of the City of Rocklin does resolve as follows:

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

A. Conditional Use Permit (U2022-0001) allows for four (4) project components within the Planned Development Commercial (PD-C) district in the Northwest Rocklin General Development Plan on Assessor's Parcel Number (APN) 017-276-007 (portion), the northwesterly corner of the intersection of University Avenue and Sunset Boulevard. The four project components authorized under this Conditional Use Permit are as follows:

1) Operation of a Hotel/Lodging use
2) Operation of a Car Wash
3) Operation of Day Care Facilities
4) Allowing construction of a four-story hotel with a maximum 58-foot building height

B. A Mitigated Negative Declaration and a Mitigation Monitoring Program for the Estia at Rocklin and University Commercial project, which analyzed the subject project development, was previously approved via City Council Resolution No. 2022-192.

C. The Planning Commission of the City of Rocklin recommended the project for approval on December 19, 2023 with a vote of 4-0 (one member absent).

D. The establishment, maintenance, and operation of the three proposed uses and the increased height of the hotel will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

E. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Conditional Use Permit University Square / U2022-0001 is hereby approved as depicted and further described in Exhibit A of the concurrent Design Review entitlement University Square / DR2022-0002, approved by City Council Resolution No. 2024-___ and included therein, and by this reference incorporated herein, subject to the conditions listed below. The approved Exhibit A shall govern the

design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior to a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of use as is applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Maintenance

a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Community Development Director. (PLANNING)

c. Outdoor seating area(s) shall be maintained free of trash and any other debris to the satisfaction of the Community Development Director. (PLANNING)

2. Noise

a. Use of a public address system or other amplified outdoor audio system that can be heard beyond the shared property lines of the facilities is prohibited. (PLANNING)

b. The project shall comply with the noise standards set forth in the Rocklin General Plan.

3. Special

a. The project shall utilize deodar cedar trees instead of the standard landscaping trees along the western property line adjacent to the hotel, in order to provide additional screening along its shared boundary with the Estia at Rocklin project, to the satisfaction of the Community Development Director. (PLANNING)

b. No exterior light source within the daycare playground area shall be visible from any of the adjacent residential homes that are part of the Estia at Rocklin project. (PLANNING)

c. The daycare facility shall operate Monday through Friday from 6:30 a.m. to 6:30 p.m. and shall be open to a maximum of 165 children ages six weeks to six years. Deviations from any of these requirements shall be subject to approval by the Community Development Director.

d. Outdoor play on the daycare site shall be prohibited before 8:00 a.m. (PLANNING)

4. Outdoor Seating

a. Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing shade for patrons to the Community Development Director for review and approval. (PLANNING)

b. Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director. (PLANNING)

c. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director. No plastic furniture shall be permitted. (PLANNING)

5. Validity

a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

b. This entitlement shall not be considered valid and approved unless and until the concurrent design review, DR2022-0002, has been approved. (PLANNING)

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Greg Janda, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk

EXHIBIT A

University Square

Refer to Exhibit A of the concurrent Design Review (DR2022-0013)

Available at the Community Development Department, Planning Division

ROCKLIN
CALIFORNIA

# City Council Staff Report

**Subject:** Quarry Row Time Extension / Tentative Subdivision Map - SD2016-0003, Tree Preservation Plan Permit - TRE2016-0002, and Design Review - DR2016-0003

**Date:** February 13, 2024

**Submitted By:** David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

**Department:** Community Development

**Recommendation:**
Conduct a Public Hearing to Consider Testimony, and Adopt a Resolution of the City Council of the City of Rocklin Approving a Two-Year Time Extension of a Tentative Subdivision Map, an Oak Tree Preservation Plan Permit, and a Design Review (Quarry Row Time Extension / SD2016-0003, TRE2016-0002 and DR2016-0003).

**Background:**
The staff report for this item is included as Attachment 1 in order to maintain the integrity of the formatting.

**ATTACHMENTS:**
1. Staff Report - Quarry Row Time Extension
2. SR Attachment A - Extension Request Letter
3. SR Attachment B - Resolution No. 2021-20
4. SR Attachment C - Resolution No. 2021-21
5. Resolution

# City Council Regular Meeting
# Staff Report

**Subject:** Quarry Row Time Extension

Tentative Subdivision Map, SD2016-0003
Tree Preservation Plan Permit, TRE2016-0002
Design Review, DR2016-0003

**Date:** February 13, 2024

**Submitted by:** David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

**Department:** Community Development

**Recommendation:**
Adopt a Resolution of the City Council of the City of Rocklin Approving a Two-Year Time Extension of a Tentative Subdivision Map, an Oak Tree Preservation Plan Permit, and a Design Review (Quarry Row Time Extension / SD2016-0003, TRE2016-0002 and DR2016-0003).

**Proposal/Application Request:**
This application is a request for approval of a two-year extension of time for the following previously-approved entitlements to allow the development of the Quarry Row project:

- A Tentative Subdivision Map (SD2016-0003) to subdivide approximately 7.4 gross acres into 74 single-family residential building lots.
    - 7 of these lots require affordable housing (80% Area Median Income)
- A Design Review (DR2016-0003) to approve the architectural designs, colors, materials, layout, and landscaping of the 74 single-family homes.
- An Oak Tree Preservation Permit (TRE2016-0002) to allow the removal and mitigation of five (5) oak trees.

**Location:**
The subject site consists of six (6) parcels located on the southeasterly corner of Pacific Street and Grove Street, at 4545 Pacific Street. The Assessor Parcel Numbers (APNs) are 045-031-001, 045-031-002, 045-031-003, 045-031-004, 045-031-005-510 and 045-031-047. See **Figures 1 & 2.**

**Figure 1. Project Location**

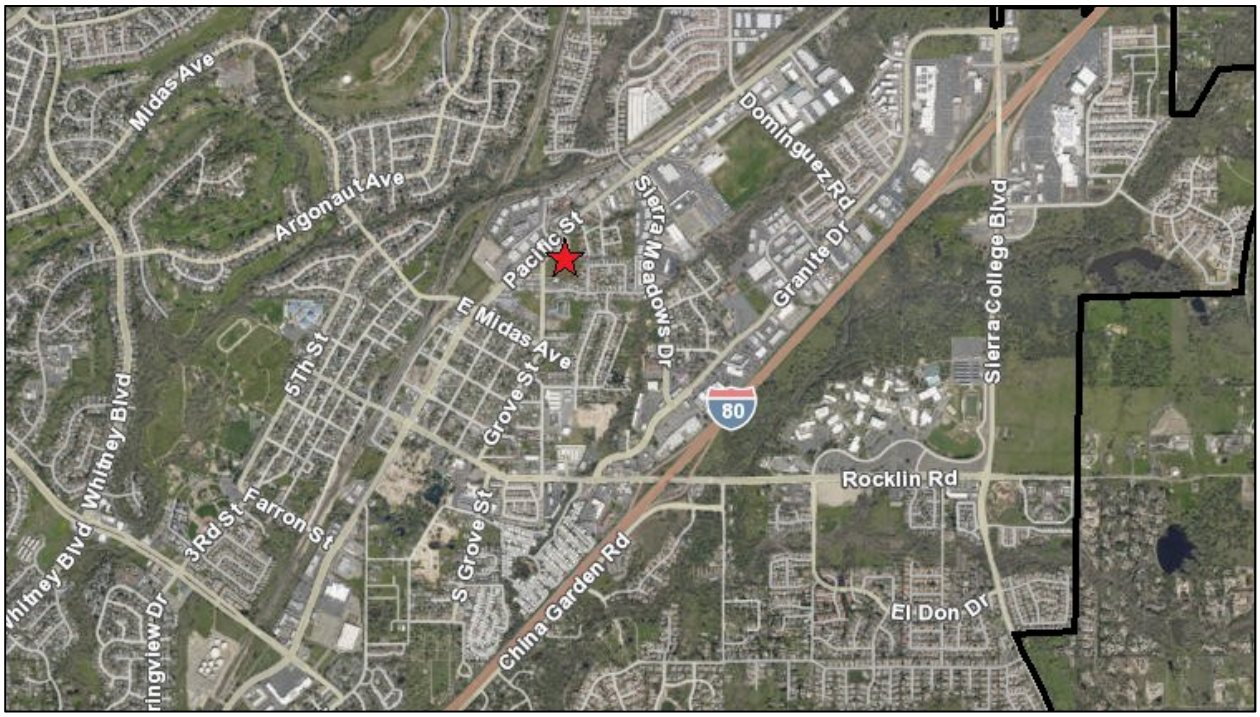



**Figure 2. Project Site**



**Owner/Applicant:**
The property owner/applicant is Pacific Grove Rocklin, LLC; contact Todd Lowell.

**Previous Approval:**
The City Council originally approved the Quarry Row project on January 26, 2021. The project included a General Plan Amendment (GPA2016-0001), General Development Plan (PDG2016-0001), Rezone (Z2016-0001), Tentative Subdivision Map (SD2016-0003), Design Review (DR2016-0003), and Oak Tree Preservation Plan Permit (TRE2016-0002), see Attachments 2 & 3. Consistent with the requirements of the Rocklin Municipal Code (RMC) at that time, the project approval was valid for three years (through January 26, 2024). It should be noted that the General Plan Amendment, General Development Plan Amendment, and Rezone have all gone into effect and do not require entitlement extensions.

**Proposed Time Extension:**
On January 2, 2024, the applicant submitted a request for an extension for the Quarry Row project (Attachment 1). According to Section 16.24.040 of the RMC, this application automatically extended the project for 60 days, or until the application for extension is acted upon by the City Council, whichever occurs first. RMC Section 16.24.040 provides the City Council the authority to approve one or more extensions of time, not exceeding an additional six years beyond the initial thirty-six months allotted for filing a final map (a total of nine years). The application must incorporate a justification for the extension approval, an explanation outlining the reasons for not finalizing the map within the initial timeframe, and a projected timeline for anticipated project activities.

In the extension request, the owner/applicant submitted a justification statement outlining the grounds for seeking additional time to advance the project. The rationale cited was that that applicant has not yet been able to locate a builder willing to construct the project, due to the requirement to include seven (7) affordable units (approximately 10 percent of the project), which was a condition of approval for the original project. In addition, the request states that permits and fees, land development, and construction costs have increased significantly in the past three years, which has further delayed the project.

The justification states that the improvement plans have been reviewed by the City and other relevant agencies and are nearly ready for approval. In addition, the final map has been prepared and processed through the City and is also close to being ready for recordation. The owner/applicant intends to market the project to qualified builders in the spring of this year, and, if successful, hopes to target construction beginning in the summer.

Staff reviewed the justification statement and has determined that the applicant has been diligent in pursuing the development of the project. If approved, the requested time extension would extend the Tentative Subdivision Map, Design Review, and Oak Tree Preservation Plan Permit entitlements through January 26, 2026.

**Staff Findings:**
Staff finds this request to be consistent with the existing General Plan designation and zoning, and with the requirements of the Government Code; and further finds the proposed project to be compatible with existing and anticipated development of surrounding residentially and commercially designated properties.

**Environmental**
An Environmental Impact Report (EIR) was previously approved by the Rocklin City Council via Resolution No. 2021-18. Project specific analysis was conducted and potential impacts of the Quarry Row project were identified in the EIR document. Because no changes are proposed as part of this request for extension to the previously approved project, pursuant to Section 15162 of California Code of Regulations, Title 14, Division 6, Chapter 3 ("CEQA Guidelines"), no additional environmental review is required.

The EIR can be found at the following link:

Quarry Row Environmental Impact Report

# Supplement to Universal Application Form
# Quarry Row Subdivision Tentative Map Extension

## Justification for Approval of the Request

A time extension of the Quarry Row Subdivision is justified because the Project implements the City's general plan and zoning land use designations adopted by the city council in Resolution No. 2021-19 and Ordinance No. 1132, respectively. Additionally, the Project includes seven (7) low-income, single-family housing units as part of the overall seventy-four (74) total units, which assists the City comply with its Regional Housing Needs Assessment (RHNA) requirements.

The Project has diligently proceeded to be ready to begin construction. The Project has prepared and processed the improvement plans through the City and the other relevant governmental agencies, and these plans are substantially complete and nearly ready for approval. Additionally, the Project has prepared and processed the final map through the City, and the final map is substantially complete and nearly ready for approval.

The former 13,000 square foot commercial building that was on the property was razed during a multi-agency training exercise coordinated by the City's Fire Department in April. We subsequently demolished and removed the remaining concrete walls as a further effort to prepare the site for construction.

## Explanation Why the Final Map has Not Been Recorded or Building Permits Issues

The project has not recorded a final map or begun construction because we have not yet found a builder willing to build the project, because of the requirement to include the 7 low-income units. We were under contract with a public home builder in spring/summer of 2023 but that builder elected not to proceed because of rising interest rates and they could not make the project profitable with the inclusion of the low-income units. While housing values, permits and fees, land development and home construction costs have indeed increased significantly in the past three years, the capped prices for the low-income units have not changed in any way meaningfully close to these cost increases over the past three years. According to Laura Webster (the City's former Director of Long Range Planning and Housing), the maximum purchase price of a 3-bedroom home for a low-income unit was $272,530 as of March 8, 2023. This is very substantially less than the $695,000 (median) and $755,998 (average) single-family home prices, as reported for Rocklin resale homes in November 2023 by the Lyon Real Estate Market Report for Rocklin (https://mce.datafloat.com/mce/prj/LYN/links/MT/mtmain.asp?et=MT&makey=69).

## Summary and Timeline of Anticipated Steps Toward Beginning Construction

We earnestly desire to begin construction during the 2024 construction season. The improvement plans have been reviewed by the city and the other relevant governmental agencies and are substantially complete and nearly ready for approval. Also, the final map has been prepared and processed through the City and is nearly ready for approval. We will again be marketing the Project to qualified builders in the spring targeting construction beginning in summer of 2024.

RESOLUTION NO 2021-20

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP TO DIVIDE A 7.4-ACRE SITE INTO 74 SINGLE-FAMILY LOTS AND AN OAK TREE PRESERVATION PERMIT
(Quarry Row Subdivision / SD2016-0003; TRE2016-0002)

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

A. The Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD2016-0003 and TRE2016-0002) allows the subdivision of an approximately 7.4-acre site into 74 medium high density single-family residential lots, with associated streets and related improvements, and the removal of five oak trees.

B. The street identified as "Quarry Row" on the Tentative Subdivision Map, as depicted in Exhibit A, shall be a public street; all other project improvements including but not limited to alleys and landscaped areas are to be owned and maintained by the project Home Owners Association.

C. An Environmental Impact Report prepared for this project has been certified via City Council Resolution No. 2021-18.

D. The Planning Commission recommended the tentative subdivision map and oak tree preservation permit for approval at its regular meeting of December 15, 2020 with a vote of 5-0.

E. The City Council has considered the effect of the approval of this subdivision on the housing needs of the City and the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The subdivision would facilitate construction of 74 single-family residential units on an approximately 7.4 acre site, which has remained primarily vacant and underutilized for decades. The construction of these residential units would increase housing availability. Approximately 10 percent of the units would be set aside for low income buyers, thereby assisting to meet additional needs of the region.

F. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the proposed General Plan Amendment (GPA2016-0001), General Development Plan Amendment (PDG2016-0001) and Rezone (Z2016-0001) for the property being processed concurrently. As part of the project, the site has been redesignated to Medium High Density Residential (MHDR) in the General Plan land use map and rezoned to Planned Development Residential 10.5 dwelling units per acre (PD-10.5) as part of the Quarry Row General Development Plan. The proposed 74-unit

subdivision on an approximately 7.4 acre site is consistent with the MHDR designation and the PD-10.5 zoning district.

G. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies and programs in the City of Rocklin's General Plan. General Plan Housing Element Policy 3.4 states that the City should work with developers requesting General Plan Amendments converting a higher density residential category to a lower density residential category to incorporate affordable housing as a component of the overall development. The project proposes to initially sell approximately 10 percent of the units to a person or family earning 80 percent or less Area Median Income (AMI). The project will therefore benefit the City by helping it to meet its Regional Housing Needs Assessment (RHNA) obligations.

H. The site is physically suitable for the proposed type and density of development. The project site is largely flat and is devoid of any wetlands or other environmental constraints. All utilities and other services are available and located within close proximity to the site.

I. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive environmental features on the site. The site does not contain any known habitat or wetland areas. Prior to construction, the project will implement mitigation measures included in the project's Environmental Impact Report to reduce any potential impacts to the environment to a less than significant level.

J. The design of the subdivision and type of improvements will not cause serious public health problems. The project would facilitate construction of 74 single-family residential units on an approximately 7.4 acre site, which has remained primarily vacant and underutilized for decades. The site is bordered on the east and south by single-family residential neighborhoods, on the west by an existing mobile home park, and on the north by various nonresidential uses. The proposed subdivision is consistent with surrounding uses.

K. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision, because none exist on this project site.

L. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities by laying out lot on a north/ south or east/ west orientation to better allow future homes to take advantage of solar exposure for heating and the westerly delta breeze that typically blows in from the coast on summer evenings for cooling.

Section 2. The Quarry Row Tentative Subdivision Map (SD2016-0003) as depicted in Exhibit A and Oak Tree Preservation Permit (TRE2016-0002) as depicted in Exhibit B, attached hereto and by this reference incorporated herein, are hereby approved, subject to the conditions listed below. The approved Exhibits A and B shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A and B shall be controlling and shall modify Exhibits A and B. All other plans, specifications, details, and information contained within Exhibits A and B shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Utilities

a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA, ENGINEERING)

b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve

the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

c. Telephone and Electricity – Telephone and electrical service shall be provided to the subdivision from Consolidated Communications / Pacific Bell and Pacific Gas & Electric (PG&E). (APPLICABLE UTILITY, ENGINEERING)

d. Gas – The City's standard requirement to provide gas to the subdivision shall be waived if Pacific Gas & Electric (PG&E) has no regulatory requirement, contractual provision, obligation, duty, or similar mechanism which requires connection. (PG&E, PLANNING)

e. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)

f. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

It is anticipated that the following will be necessary:

| | |
|---|---|
| Annexation into: | CFD No. 1 and CFD No. 5 |
| Detachment from: | LLMD No. 1 |

2. <u>Schools</u>

To mitigate the impact of the proposed development on school facilities, at the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Fire Service

a. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (ENGINEERING, FIRE)

b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements/Improvement Plans

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

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

All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

i) Stormwater Management

1) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any), or an acceptable alternative, to the satisfaction of the City Engineer. All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)

2) Prior to issuance of improvement plans, unless waived by the City Engineer, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)

   A. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).

   B. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

   C. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed

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

3) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

4) Provisions for detaining run off at pre-development levels including the location(s) and specifications of on-site or off-site detention basins, if any. If a detention basin is a part of the project drainage system the following shall be provided:

   A. Prior to or concurrently with the approval of the final map an appropriate restriction shall be recorded over the detention basin(s) to assure their availability and use for this purpose and use in perpetuity.

   B. Prior to or concurrently with the approval of the improvement plans a detention basin maintenance plan shall be developed by the subdivider and submitted to and approved by the City Engineer and Environmental Services Manager. The plan shall provide for private ownership of the detention basin/drainage/LID facility.

5) Individual lot drainage management areas including, as applicable, individual drainage features, such as lined drainage swales.

6) Prior to the recordation of the final map, the applicant/subdivider shall submit a final Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification control(s), if any, that includes as-built documentation of how the facilities are constructed.

7) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

8) Prior to any on- or off- site grading or construction activities, including issuance of improvement plans, for any phase of the project a Storm Water Management plan for preventing noncompliant storm water runoff at all times but especially during the rainy seasons shall be incorporated into the improvement plans. The Storm Water Management plan would also need to cover the time period of the project after the subdivision improvements are installed and construction of the houses commences on disturbed soils. The Storm Water Management plan shall be prepared by a qualified storm water management professional.

b. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features or any other evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) ~~(~~and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board**,** prior to completion of grading / construction in the affected area.

c. All drainage/stormwater runoff from the site shall be collected into a City standard sand and oil trap manhole and a water quality treatment structure (and/or equals as approved by the City Engineer) prior to the offsite discharge of the runoff.

d. Construction related and permanent Best Management Practices (BMPs) and Best Available Technologies (BATs) shall be incorporated into the final project design and / or noted on the Improvement Plans as appropriate to reduce urban pollutants in run-off, consistent with goals and standards established under Federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater run-off BMPs selected from the Storm Water Quality Task Force, the Bay Area Storm Water Management Agencies Association Start at the Source – Design Guide Manual, the Sacramento Stormwater Quality Partnership's Stormwater Quality Design Manual for the Sacramento and South Placer Regions, and/or the City's Post-Construction Manual, or equally effective measures shall be identified prior to final design approval and shall be incorporated into project design and / or noted on the Improvement Plans as appropriate.

To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall be identified in on improvement plans.

Provisions for the maintenance and periodic inspection of permanent facilities shall be addressed to the satisfaction of the City Engineer and the Public Services Director and shown on the improvement plans. These provisions shall include periodic inspection, cleaning, and the replacement of filter materials, as necessary, to retain the integrity of the BMP/BAT. (ENGINEERING, PUBLIC SERVICES)

e. Prior to any grading or construction activities, the subdivider shall:

i) Obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board.

ii) Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Wildlife that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways.

f. All on-site standard improvements, including but not limited to:

i) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements

(main lines and distribution where located under paved areas), utility improvements, street lights, fire hydrants, retaining walls, fences, walls and pilasters, enhanced pavement treatments, etc.

ii) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.

iii) To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.

g. The following subdivision improvements shall be designed, constructed, and/or installed:

i) The following on-site improvements:

1) An HOA owned and maintained street light shall be installed to illuminate the parking area on Parcel N.

ii) The following off-site improvements:

1) In order to prohibit left turns into and out of the site, the project shall construct a median in Pacific Street across from the Quarry Row Entrance, consistent with Exhibit A. A “No Left Turn” sign shall be installed in the existing median to prevent westbound traffic on Pacific Street from turning into the site. A second “No Left Turn” sign shall be installed at the project entrance to prevent exiting traffic from turning left onto Pacific Street.

h. Landscape and irrigation plans, in substantial conformance with Exhibit A, shall be included with the project improvement plans (ENGINEERING, PUBLIC WORKS, PLANNING)

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

1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials at maturity and container size:

shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

2) A section diagram of proposed tree staking.

3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible. Irrigation for Lots A and B shall have a separate controller and POC.

4) Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.

5) Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and amendments needed to ensure the health and vigor of landscape planting.

iii) All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.

i. All rights-of-way and easements associated with the subdivision improvements shall be offered on, or by separate instrument concurrently with, the final subdivision map; provided, that street rights-of-way shall be offered by means of an irrevocable offer of dedication (IOD). (ENGINEERING)

j. Air Pollution Control

i) Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District.

ii) Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County Air Pollution Control District (PCAPCD) for approval

demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet average of at least 25% of NOx and 45% of diesel PM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products (e.g., CARB approved High Performance Renewable Diesel), alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The Construction Emissions Mitigation Tool developed by the Sacramento Air Quality Management District may be used to calculate compliance with this condition and shall be submitted to the PCAPCD as described above. Prior to the start of grading or construction activities, the applicant shall submit documentation of PCAPCD approval of the verification of construction emissions calculations. (PCAPCD, ENVIRONMENTAL SERVICES, ENGINEERING)

k. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

l. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

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

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

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

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

{MM IV-1(a)} (ENVIRONMENTAL SERVICES, ENGINEERING)

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

Prior to removal of the existing building, a survey for bats shall be prepared by a qualified biologist. If bat roosting sites are identified within the survey area, then they shall be avoided during the nursery season (April 1st through August 31st). The bats may be evicted from the building between September 1 and March 31, which is outside of the nursery season. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with the CDFW, that allow the bats to exit the roosting site but prevent re-entry to the site. This would include, but not be limited to the installation of one way exclusion devices. The devices shall remain in place for a minimum of seven days and then the exclusion points and any other potential entrances shall be sealed immediately following the removal of the devices. This work shall be completed by a BCI recommended exclusion professional.

{MM IV-1(b)} (ENVIRONMENTAL SERVICES, ENGINEERING)

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

Prior to the issuance of Improvement Plans or Grading Permits, the applicant shall:

i) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.

ii) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:

- The total number of surveyed oak trees;
- The total number of oak trees to be removed;
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and

- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.

{IV.-2} (ENVIRONMENTAL SERVICES, ENGINEERING, PLANNING)

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

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

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

and the landowner shall comply with the requirements of AB 2641 (2006).

{MM 4.1-1(a)} (ENVIRONMENTAL SERVICES, ENGINEERING)

q. Prior to issuance of a demolition permit for the Coker Plaza (a.k.a. Pleasure Hall), the building's use and history shall be documented in a Historic American Building Survey (HABS), including photographs, plans, drawings, interviews and written documentation, to preserve a definitive history of the building and its uses. The HABS report shall be provided to the appropriate depository or depositories (e.g., the Rocklin Historical Society and the Placer County Archives) and proof of receipt by the inventory(ies) provided to the City.

{4.1-2} (ENVIRONMENTAL SERVICES, PLANNING, ENGINEERING)

r. If paleontological resources (e.g., fossils) are discovered during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery. After cessation of excavation the contractor shall immediately contact a qualified paleontologist and the City of Rocklin Environmental Services Manager. The potential paleontological resource(s) discovered during construction shall be evaluated by the qualified paleontologist. If it is determined that the project could damage a unique paleontological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines. If avoidance is not feasible, the paleontologist shall develop a treatment plan in consultation with the City's Environmental Services Manager. If determined appropriate by the paleontologist, the find shall be deposited at an appropriate repository, such as Sierra College or the University of California Museum of Paleontology. The contractor shall not resume work until authorization is received from the City's Environmental Services Manager.

{4.1-3} (ENVIRONMENTAL SERVICES, PLANNING, ENGINEERING)

s. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans):

i) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that

will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

ii) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.

iii) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

iv) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.

ii) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.

vi) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.

vii) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.

viii) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

ix) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

x) All construction equipment shall be maintained in clean condition.

xi) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

xii) All exposed surfaces shall be revegetated as quickly as feasible.

xiii) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

xiv) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

xv) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.

xvi) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).

xvii) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

xviii) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an

appropriate recycling site, or if a site is not available, a licensed disposal site.

xix) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.

6. Construction Noise

a. All "self-powered" construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)

b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)

c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

7. Special Provisions/Subdivision Design

a. Prior to recordation of a final map or issuance of improvement plans the subdivider shall provide documentation verifying that all applicable utilities have approved the reduced Public Utility Easements (PUE) indicated on Exhibit A. Failure to obtain said approvals will require modification of the tentative subdivision map. (PLANNING, ENGINEERING)

b. Prior to the approval of improvement plans or the recordation of the final map, the following conditions shall be satisfied, to the satisfaction of the South Placer Municipal Utility District (SPMUD): (ENGINEERING, SPMUD)

i) There shall be no grading within the SPMUD existing sewer easements without prior written approval by SPMUD. If grading is approved within the easement(s) existing manholes shall be adjusted to grade per SPMUD Standards and Specifications.

8. Improvements in the Public Right-of-Way

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

9. Landscaping Maintenance Agreement

Prior to approval of a final map the subdivider shall enter into an agreement with the City of Rocklin providing for the maintenance of landscaping within the public right-of-way along Pacific Street and Grove Street. The agreement shall stipulate that the applicant/subdivider/HOA shall maintain the irrigation system and all plant materials. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer.

10. Parks

a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. (ENGINEERING)

b. Community Park Fees shall be paid as required by City Council Resolution #99-82. (BUILDING)

11. Open Space -- Common Areas -- Maintenance

Prior to or concurrently with the recordation of the final map, the subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY)

a. Parcels I, J, K, L, M, N, O, P, Q, and R, as well as Alleys A through H of the subdivision shall be owned and maintained by the homeowners association for the community.

b. Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas including but not limited to structures, landscaping, private utility services, alleys and parking areas, outdoor lighting, recreational facilities, detention and drainage facilities, and all project landscaping within the City right-of-way on Pacific Street, Grove Street, and Quarry Row.

c. Assignment to the homeowner's association responsibility to monitor and provide quarterly reports to the Community Development Director on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common areas.

d. A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowner's association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)

e. A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.

f. The documents creating the homeowner's association shall specifically include the following condition(s) for enforcement by the homeowner's association:

    i) A "parking enforcement plan" that includes guarantees, to the satisfaction of the Community Development Director, that garages shall be used for the parking of automobiles; and ensures that roll-up garage doors, with automatic garage door openers are used throughout the project.

g. A notice shall be included in the subdivision's CC&R, and recorded by separate instrument with the final map, stating that individual lot and building design shall be subject to City approved design guidelines available from the City of Rocklin Department of Community Development.

12. Affordability Requirement

The project shall to record an affordability regulatory agreement for these lots, or equivalent, to the satisfaction of the City Attorney, prior to approval of the Final Map. Said contract shall include the following provisions:

1. The Developer would be required to initially sell a minimum of seven (7) of the units to a person or family earning (80% or Less AMI) and at a price affordable to said persons as calculated by the City. Both the actual sales price and income eligibility of the buyers to be verified by the City.

2. The contract or deed restriction over the affordable properties is to run with the land and obligate the buyer(s) of each of the affordable properties.

3. Subsequent to the original sale of each affordable unit by the developer to a qualified buyer, further sales of each affordable property would be permitted at market rates provided any sale of one of the properties before five (5) years from the original sell date would entitle the City to 100% of any equity that is created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. A sale after five (5) years of ownership would entitle the City to 50% of the equity created between the then applicable affordable sale price and whatever market rate price the property sells for at the time it is first resold. Subsequent sales of each affordable unit beyond the original first resale by the original purchaser (or heir) would not trigger an equity share requirement with the City.

13. Phasing

Multiple final maps may be recorded subject to the filing of a Phasing Plan, to the satisfaction of the City Engineer. (ENGINEERING, PLANNING)

14. Monitoring

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (ENGINEERING)

15. Indemnification and Duty to Defend

Within 15 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's planning commission or City Council, which action is brought. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed. (CITY ATTORNEY)

16. Validity

a. All portions of this entitlement for which a final map has not been recorded shall expire three years from the date of approval, unless prior to that date a time extension has been granted. (PLANNING)

b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2016-0001), General Development Plan (PDG2016-0001), Rezone (Z2016-0001), General Oat Tree Preservation Plan Permit (TRE2016-0002), and Design Review (DR2016-0003) have been approved. (PLANNING)

c. In order to comply with the requirements of Senate Bill 330, this entitlement shall not become valid, approved, and effective until the approval and adoption of the separate application known as Rocklin Corporate Center, which includes a General Plan Amendment (GPA2020-0003), a General Development Plan Amendment (PDG2020-0001), and a Rezone (Z2020-0001), by the City Council of the City of Rocklin by resolution(s) and/or ordinance(s). (PLANNING)

PASSED AND ADOPTED this 26th day of January, 2021, by the following vote:

| | | |
|---|---|---|
| AYES: | Councilmember(s): | Broadway, Halldin, Gayaldo, Patterson |
| NOES: | Councilmember(s): | Janda |
| ABSENT: | Councilmember(s): | None |
| ABSTAIN: | Councilmember(s): | None |

Jill Gayaldo, Mayor

ATTEST:

Hope Ithurburn, City Clerk

EXHIBIT A

Quarry Row Tentative Subdivision Map (SD2016-0003)

EXHIBIT B

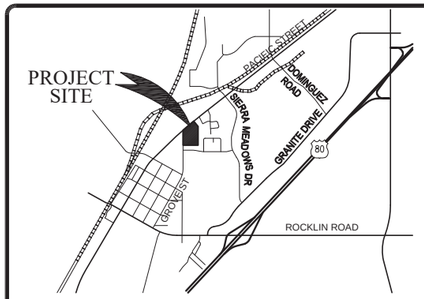
Quarry Row Oak Tree Preservation Permit (TRE2016-0002)

Recommended for Approval by the Planning Commission
December 15, 2020
David Mohlenbrok

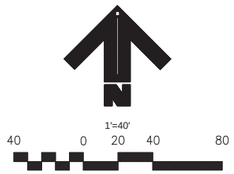
# EXHIBIT A
# SD2016-0003/ TRE2016-0002

# QUARRY ROW
# TENTATIVE MAP
# LOTTING PLAN
## ROCKLIN, CALIFORNIA

## SEPTEMBER 2019
## SHEET 1 OF 6




VICINITY MAP
NTS







## LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AB | aggregate base | MED | median |
| AC | asphalt concrete | MH | manhole |
| ARV | air release valve | MIN | minimum |
| AVRV | air vacuum release valve | MOD | modified |
| BC | begin horizontal curve | MON | monument |
| BM | bench mark | NTS | not to scale |
| BOV | blow off valve | OC | on center |
| BVC | begin vertical curve | OG | original ground |
| BW | back of walk | OH | overhead utility line |
| C&G | curb, gutter | PL | property line |
| CL | centerline | PUE | public utilities easement |
| CONC | concrete | PVI | point of vertical tangent intx |
| DI | drainage inlet | PVC | poly vinyl chloride |
| DIP | ductile iron pipe | PVMT | pavement |
| DIA | diameter | R | radius |
| DWY | driveway | RCP | reinforced concrete pipe |
| EA | each | RT | right |
| EC | end horizontal curve | R/W OR RW | right of way |
| EL or ELEV | elevation | S | slope |
| EG | existing ground | SD | storm drain |
| EP | edge of pavement | SDMH | storm drain manhole |
| EQ | equation | SHT | sheet |
| ESMNT | easement | SS | sanitary sewer |
| EVC | end vertical curve | SSMH | sanitary sewer manhole |
| EX or EXIST | existing | STA | station |
| FES | flared end section | STD | standard |
| FF | finished floor | STR | structure |
| FG | finished grade | S.W. | sidewalk |
| FH | fire hydrant installation | TBC or TC | top back of curb |
| FL | flow line | TBW or BW | top back of walk |
| FT | foot; feet | TBM | temporary bench mark |
| GB | grade break | TEMP | temporary |
| HP | high point | TFC | top face of curb |
| HWY | highway | TG | top of grade |
| INTX | intersection | TI | traffic index |
| K | vertical curve coefficient | TRANS | transition |
| LE | landscape easement | TYP | typical |
| LP | low point | W | water main |
| LT | left | VCP | vitrified clay pipe |
| MAX | maximum | | |

USE EASEMENT

USE EASEMENTS WILL BE PLACED OVER THE SIDE YARD AREA BETWEEN ADJOINING LOTS. A USE EASEMENT ALLOWS THE OWNER OF A LOT TO USE THE SIDE YARD OF NEIGHBORING LOT AS IF IT WERE HIS/HER PROPERTY. THE NEIGHBORING OWNER RETAINS THE RIGHT TO ACCESS THE EASEMENT AREA FOR MAINTENANCE. THERE WILL BE NO FENCING ALONG THE SIDE YARD PROPERTY LINE.

THE USE EASEMENT WILL BE FORMALIZED ON THE FINAL MAP AND THE CC&RS, SO THAT ALL OWNERS UNDERSTAND THE RIGHTS AND BENEFITS ASSOCIATED WITH THESE EASEMENTS.

SEE SHEET 5 FOR AN EXAMPLE OF THE USE EASEMENT AREA FOR LOTS 11–13.

## SHEET INDEX

SHEET 1 TENTATIVE MAP–LOTTING PLAN
SHEET 2 PRELIMINARY GRADING AND DRAINAGE PLAN
SHEET 3 PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN
SHEET 4 PRELIMINARY UTILITY PLAN
SHEET 5 TYPICAL STREET AND GRADING SECTIONS AND DETAILS
SHEET 6 FIRE DEPARTMENT EXHIBIT

## BENCHMARK

HORIZONTAL DATUM: THE BEARING S59°17'18"W AS ESTABLISHED ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 OF SURVEYS, AT PAGE 114, PLACWER COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN HEREON.

VERTICAL DATUM:

## OWNERS / DEVELOPER

OWNER: THE IRENE ANN COKER REVOCABLE LIVING TRUST
IRENE ANN COKER, TRUSTEE
4661 GROVE STREET
ROCKLIN, CA 95677

DEVELOPER: LOWELL DEVELOPMENT, INC.
P.O. BOX 1200 LOOMIS, CA 95650
PHONE: (916) 660–1720

## ENGINEER

TLA ENGINEERING AND PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 786–0685

## DATE OF SURVEY

06/16/2015

## LOT SIZE (SQUARE FEET)

MIN: 2,044 MAX: 4,262 AVG: 2,360
MIN WIDTH: 28.0'
MIN DEPTH: 73.0'

## ACREAGE

| | |
|---|---|
| TOTAL SINGLE FAMILY LOTS | 4.01± |
| TOTAL QUARRY ROW RIGHT OF WAY | 1.02± |
| TOTAL ALLEY RIGHT OF WAY | 0.88± |
| PARCEL I | 0.02± |
| PARCEL J | 0.05± |
| PARCEL K | 0.05± |
| PARCEL L | 0.02± |
| PARCEL M | 0.02± |
| PARCEL N | 0.69± |
| PARCEL O | 0.03± |
| PARCEL P | 0.10± |
| PARCEL Q | 0.14± |
| PARCEL R | 0.14± |
| TOTAL AREA | 7.17± |

## UTILITY AND SERVICE PROVIDERS:

| | |
|---|---|
| WATER: | PLACER COUNTY WATER AGENCY |
| SEWER: | SOUTH PLACER MUNICIPAL UTILITY DISTRICT |
| GAS & ELECTRIC: | PACIFIC GAS & ELECTRIC |
| TELEPHONE: | AT&T |
| CABLE TV: | WAVE BROADBAND |
| SCHOOL DISTRICT: | ROCKLIN UNIFIED SCHOOL DISTRICT |
| STREET MAINTENANCE: | CITY OF ROCKLIN |
| FIRE PROTECTION: | CITY OF ROCKLIN FIRE DEPARTMENT |
| POLICE PROTECTION: | CITY OF ROCKLIN POLICE DEPARTMENT |
| STORM DRAINAGE: | CITY OF ROCKLIN |
| SOLID WASTE: | AUBURN PLACER DISPOSAL SERVICE |

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

Approved by the City Council - January 26, 2021
David Mohlenbrok

File: N:\proj\15XX\1564\Dwg\Entitlements\T-Map\01_LOTTING.dwg Oct 01, 2019 - 2:47pm ewinkler

# QUARRY ROW
## PRELIMINARY GRADING AND DRAINAGE PLAN
## ROCKLIN, CALIFORNIA

**SEPTEMBER 2019**
**SHEET 2 OF 6**

1"=30'
30 0 15 30 60

NOTES:

1. LOT DRAINS TO FRONT/PASEO.
2. PAD GRADE INCLUDES 6" STEP BETWEEN GARAGE FF AND HOUSE FF. LOT DRAINS TO BOTH FRONT AND ALLEY.
3. PAD GRADE INCLUDES 2-6" STEPS BETWEEN GARAGE FF AND HOUSE FF. LOT DRAINS TO ALLEY.
4. INSTALL 6" PERFORATED PIPE SUBDRAIN @ S=0.005
5. RETAINING WALL

GROVE STREET
QUARRY ROW
PACIFIC STREET
ALLEY A
ALLEY B
ALLEY C
ALLEY D
ALLEY E
ALLEY F
ALLEY G
ALLEY H
PASEO
BIORETENTION BASIN
BIORETENTION AND DETENTION BASIN
16' SEWER ESMNT
5' (PRIVATE) DRAINAGE ESMNT
CONNECT TO EXISTING STORM DRAIN
CONFORM TO EXIST CURB GUTTER & SIDEWALK
RIGHT TURN ONLY SIGN
INSTALL ISLAND TO PROHIBIT LEFT TURNS IN AND OUT OF PROJECT. LEFT TURNS IN AND OUT OF THE COMMERCIAL DRIVEWAY TO BE MAINTAINED
NO LEFT TURN SIGN
RACETRACK UNIT No. 3 BK M 64

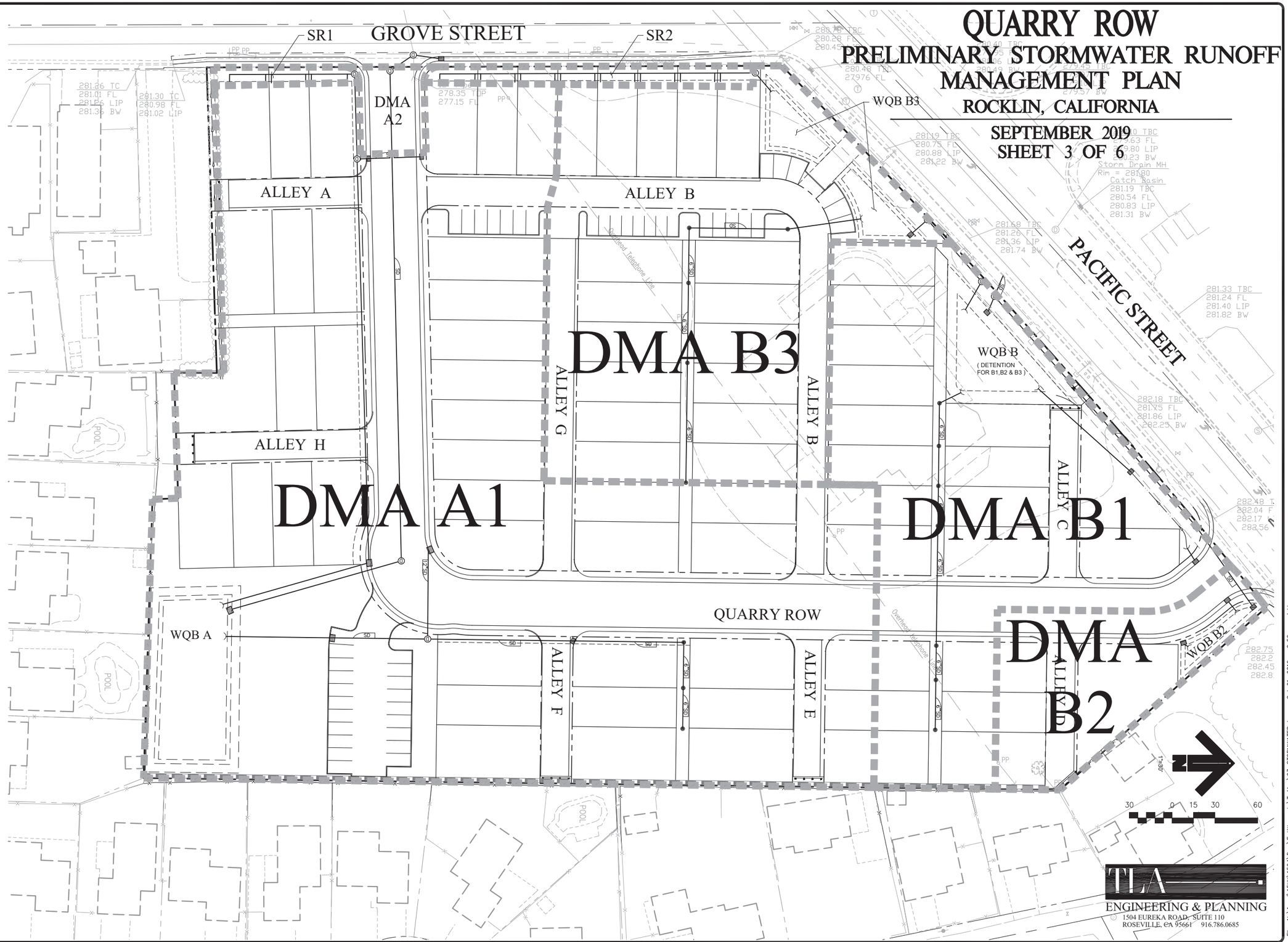

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685



File: N:\proj\15XX\1564\Dwg\Entitlements\T-Map\02_GRAD.dwg Oct 01, 2019 - 2:50pm ewinkler

# QUARRY ROW
## PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN
### ROCKLIN, CALIFORNIA
SEPTEMBER 2019
SHEET 3 OF 6

| |
|---|
| DMA A1: TOTAL 171,775 S.F.<br>NUMBER OF UNITS = 39.5 |
| IMPERVIOUS AREAS (S.F.)<br>UNITS = 65,254<br>RIGHT OF WAY = 29,692<br>ALLEY = 21,140<br>OTHER = Ø |
| PERVIOUS AREAS (S.F.)<br>LANDSCAPE = 50,689<br>BASINS = 5,000<br>OTHER = Ø |
| DMA B1: TOTAL 58,310 S.F.<br>NUMBER OF UNITS = 15 |
| IMPERVIOUS AREAS (S.F.)<br>UNITS = 24,780<br>RIGHT OF WAY = 7,734<br>ALLEY = 2,580<br>OTHER = Ø |
| PERVIOUS AREAS (S.F.)<br>LANDSCAPE = 21,076<br>BASINS = 2,140<br>OTHER = Ø |
| DMA B2: TOTAL 15,638 S.F.<br>NUMBER OF UNITS = 2.5 |
| IMPERVIOUS AREAS (S.F.)<br>UNITS = 4,130<br>RIGHT OF WAY = 4,254<br>ALLEY = 2,136<br>OTHER = Ø |
| PERVIOUS AREAS (S.F.)<br>LANDSCAPE = 4,646<br>BASINS = 472<br>OTHER = Ø |
| DMA B3: TOTAL 58,705 S.F.<br>NUMBER OF UNITS = 17 |
| IMPERVIOUS AREAS (S.F.)<br>UNITS = 28,084<br>RIGHT OF WAY = Ø<br>ALLEY = 15,978<br>OTHER = Ø |
| PERVIOUS AREAS (S.F.)<br>LANDSCAPE = 12,818<br>BASINS = 1,825<br>OTHER = Ø |
| DMA A2: 2,834 S.F. OF QUARRY ROW DRAINING TO GROVE STREET |
| SELF RETAINING AREAS<br>SR1: 1,180 S.F.<br>SR2: 2,936 S.F. |




TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

File: N:\1proj\15XX\1564\Dwg\Entitlements\T-Map\03_STORMWATER.dwg Oct 01, 2019 - 2:56pm ewinkler

# QUARRY ROW
## PRELIMINARY UTILITY PLAN
### ROCKLIN, CALIFORNIA

**SEPTEMBER 2019**
**SHEET 4 OF 6**

1"=30'
30 0 15 30 60

### UTILITY NOTES

1. MAINTAIN MINIMUM 10' HORIZONTAL CLEAR SEPARATION BETWEEN OUTSIDE OF WATER PIPE/STRUCTURES AND OUTSIDE OF SEWER PIPE/STRUCTURES AT ALL TIMES.
2. ADJUST WATER LINE TO MAINTAIN 10' CLEAR BETWEEN OUTSIDE OF SANITARY SEWER MANHOLE AND WATER PIPE.
3. 10' CLEAR BETWEEN SANITARY SEWER MANHOLE AND WATER PIPE.
4. FINAL WATER MAIN SIZES TO BE DETERMINED BASED ON REQUIRED FIRE FLOW. MINIMUM 6" ON LOOPED SYSTEM AND DEAD ENDS WITHOUT FIRE HYDRANTS AND 8" ON DEAD ENDS WITH FIRE HYDRANTS.
5. WITHIN DEAD-END ALLEYS SLOPE PIPES DOWN TO PREVENT HIGH POINT IN ALLEY AND END WITH 2" BLOW OFF VALVE (IN-LINE) AFTER LAST WATER SERVICE.

GROVE STREET
N00°09'53"W 151.93'
N00°09'53"W 251.12'
PACIFIC STREET
JAMERSON DR
QUARRY ROW
ALLEY E
ALLEY F
ALLEY D
ALLEY D EXT.
ALLEY B
ALLEY B EXT.
ALLEY C
ALLEY C EXT.
5' (PRIVATE) DRAINAGE ESMNT
S88°05'50"W 214.39'
N00°12'14"E 30.02'
S88°05'50"W 87.86'
S02°45'49"E 18.00'
S88°10'49"E 195.40'
S00°44'50"W 642.40'
10' PUE ALONG QUARRY ROW (TYP)
4' PUE (TYP)
22'(MIN) ALLEY & ROAD PUE (TYP)
10' PUE
16' SEWER ESMNT
CONNECT TO EXIST. SANITARY SEWER WITH NEW SSMH
OVERHEAD LINES TO BE UNDERGROUNDED OR RELOCATED
R=4950.00'
CH=S47°56'17"W, 466.17'
Δ=05°23'52"
R=4950.00'
CH=N50°53'20"W, 43.78'
Δ=00°29'58"
N41°31'03"W 193.03'
AVRV
Catch Basin 278.49 FL
Storm Drain MH Rim = 281.80
Sanitary Sewer MH Rim = 281.89
Storm Drain MH Rim = 282.68
Catch Basin 282.17 TBC 281.64 FL 281.08 LIP
Concrete Sidewalk
Centerline Stripe
Outward Flowline

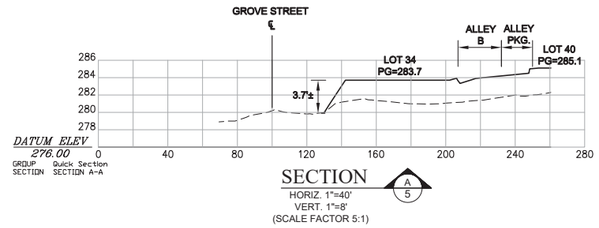

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

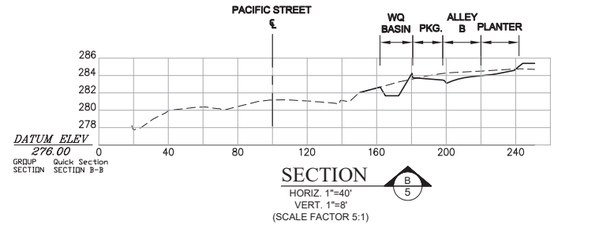


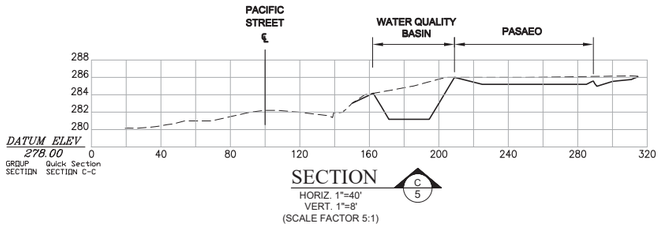
File: N:\proj\15XX\1564\Dwg\Entitlements\T-Map\04_UTIL.dwg Oct 01, 2019 - 2:59pm ewinkler

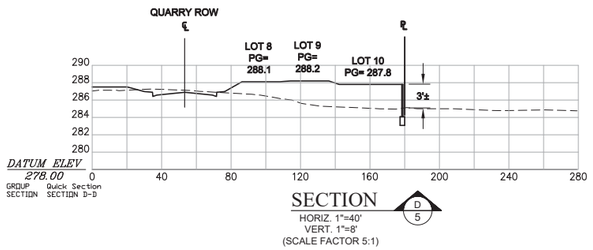
# QUARRY ROW
## TYPICAL STREET AND GRADING SECTIONS AND DETAILS
### ROCKLIN, CALIFORNIA

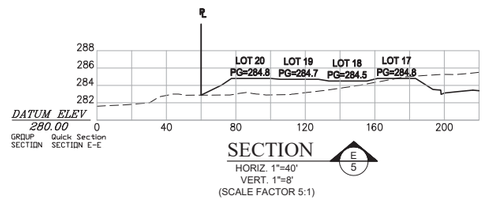
SEPTEMBER 2019
SHEET 5 OF 6

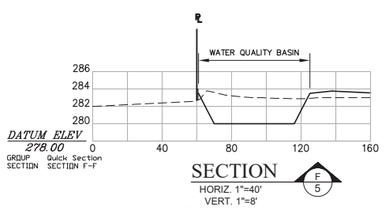


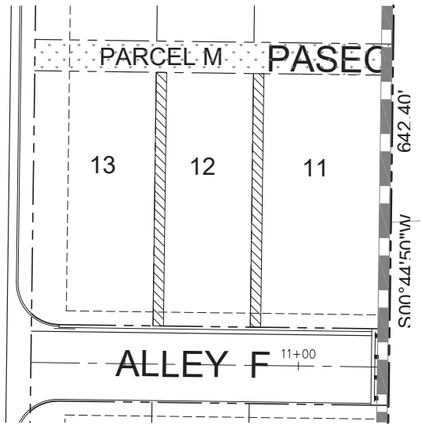



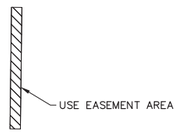



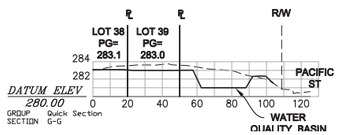



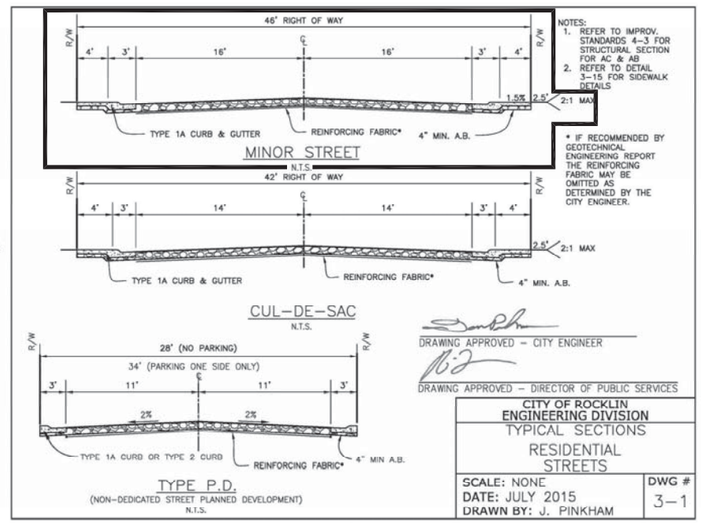



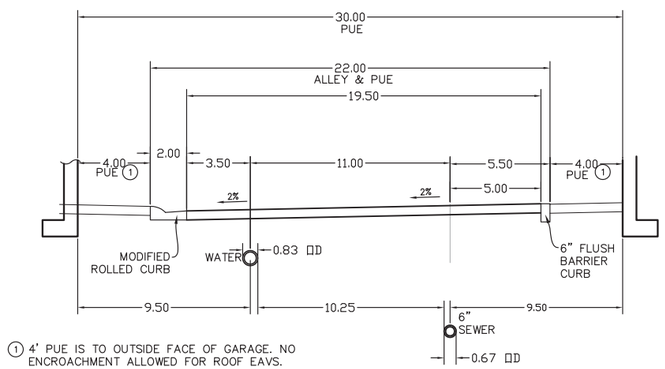

USE EASEMENT DETAIL
NTS




TYPICAL STREET SECTION
NTS



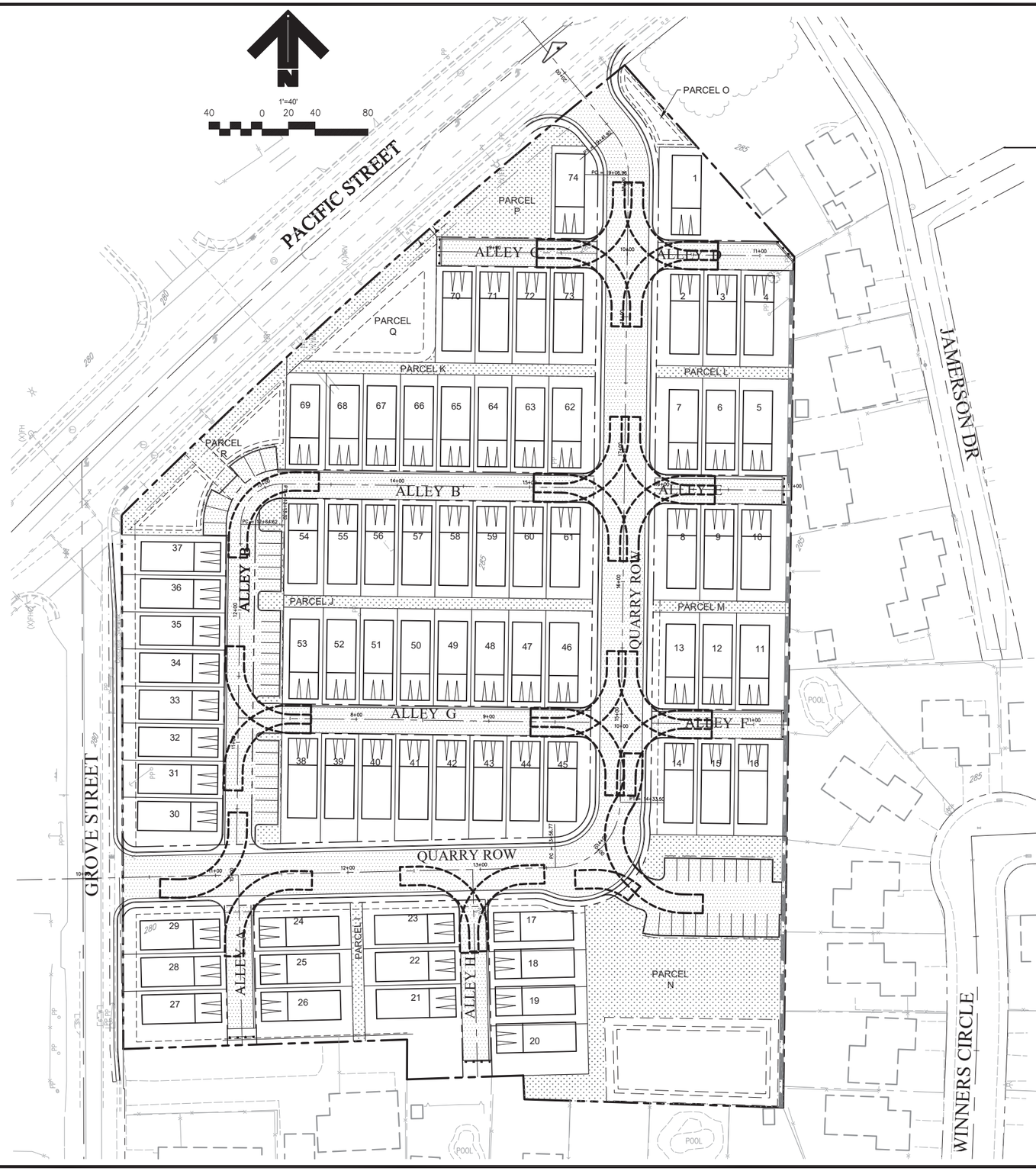

TYPICAL ALLEY SECTION
NTS

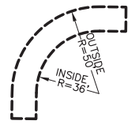
TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

File: N:\[pro]\15XX\1564\Dwg\Entitlements\T-Map\05_SECTIONS & DETS.dwg Oct 02, 2019 - 12:14pm ewinkler

# QUARRY ROW
## FIRE DEPARTMENT EXHIBIT
### ROCKLIN, CALIFORNIA

SEPTEMBER 2019
SHEET 6 OF 6




NOTES:

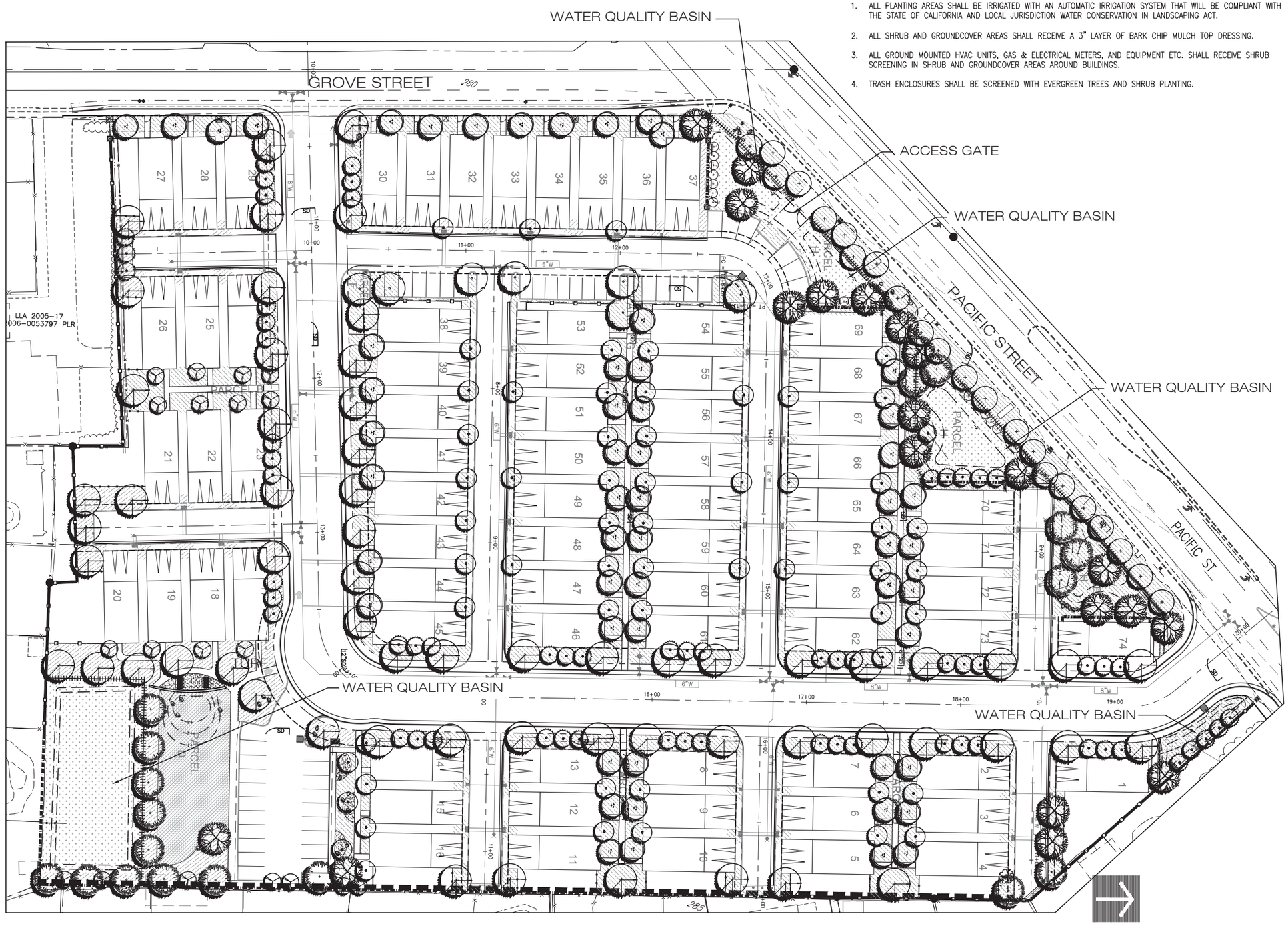
FIRE TRUCK TURNING RADIUS IS SHOWN USING THE 36–FOOT INTERIOR/50–FOOT EXTERIOR TURNING RADII.

THE ALLEYS SHALL BE DESIGNED AS "FIRE LANES" AND SHALL EITHER INCLUDE RED PAINTED CURBS OR SIGNAGE FOR THIS DESIGNATION.

REFLECTIVE BLUE DOTS SHALL BE INSTALLED INDICATING THE LOCATION OF FIRE HYDRANTS. LOCATION OF FIREHYDRANTS WILL BE APPROVED BY THE FIRE DEPARTMENT DURING IMPROVEMENT PLAN PROCESSING.

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

File: N:\proj\15XX\1564\Dwg\Entitlements\T-Map\06_FIREDPT.dwg Oct 01, 2019 - 3:09pm ewinkler




## PRELIMINARY LANDSCAPING PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPING ACT.
2. ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT ETC. SHALL RECEIVE SHRUB SCREENING IN SHRUB AND GROUNDCOVER AREAS AROUND BUILDINGS.
4. TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN TREES AND SHRUB PLANTING.

## PRELIMINARY PLANT LIST AND LEGEND

| SYMBOL | BOTANICAL NAME<br>COMMON NAME | MATURE HGT. X WDTH. | MIN. SIZE | WATER USE |
|---|---|---|---|---|
| | **STREET TREES** | | | |
| | PLATANUS ACERIFOLIA 'BLOODGOOD'<br>LONDON PLANE TREE | 60'X40' | 15 GAL | MED |
| | ACER RUBRUM 'OCTOBER GLORY'<br>OCTOBER GLORY RED MAPLE | 50'X30" | 15 G | MED |
| | NYSSA SYLVATICA<br>TUPELO | 50'X25' | 15 GAL | MED |
| | **SCREENING TREES** | | | |
| | LAURUS NOBILIS<br>LAUREL | 30'X25' | 15 G | LOW |
| | GELIERA PARVIFOLIA<br>AUSTRALIAN WILLOW | 30'X20' | 15 G | LOW |
| | **SUBORDINATE TREES** | | | |
| | CERCIS CANADENSIS 'FOREST PANSY'<br>EASTERN REDBUD | 20'X20' | 15 G | MED |
| | PISTACIA CHINENSIS<br>CHINESE PISTACH | 45'X40' | 15 GAL | LOW |
| | CRATEAGUS PHAENOPYRUM<br>WASHINGTON THORN | 30'X20' | 15 G | MED |
| | | 60'X40' | | |
| | **ACCENT TREES** | | | |
| | LAGERSTROEMIA INDICA 'SEMINOLE'<br>CRAPE MYRTLE | 20'X20' | 15 G | LOW |
| | ACER RUBRUM ARMSTRONG<br>FLAME MAPLE | 35'X20' | 15 G | MED |
| | VITEX UNGUS CATUS<br>CHASTE TREE | 15'X15' | 15 G | MED |
| | **NATURALIZED TREES** | | | |
| | QUERCUS LOBATA<br>BLUE OAK | 60'X60' | 15 GAL | LOW |
| | QUERCUS WISLIZNEI<br>INTERIOR LIVE OAK | 60'X50' | 36" BX, 24" BX, 15 G | LOW |

NOTE: ALL PLANT MATERIAL SHALL MEET AVG. SIZE RANGE FOR TREES IN SPECIFIED CONTAINER SIZE PER ASNS

SHRUBS

| SYMBOL | BOTANICAL NAME<br>COMMON NAME | MATURE HGT. X WDTH. | SIZE | WATER USE |
|---|---|---|---|---|
| | BACKGROUND / SCREEN SHRUBS – EVERGREEN, LARGE SHRUBS TO 6'–0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS. | | | |
| | ABELIA X 'ED GOUCHER'<br>GLOSSY ABELIA | 6'X7' | 5 G | MED |
| | ARBUTUS UNDEDO 'COMPACTA'<br>DWARF STRAWBERRY TREE | 8'X6' | 5 G | LOW |
| | CHOISYA TERNATA<br>MEXICAN ORANGE | 6'X5' | 5 G | MED |
| | LOROPETULUM CHINENSIS 'RAZZLEBERRI'<br>CHINESE FRINGE FLOWER | 5'X5' | 5 G | MED |
| | MYRTUS COMMUNIS COMPACTA<br>DWARF MYRTLE | 4'X4' | 5 G | LOW |
| | PODOCARPUS MACROPHYLLUS 'MAKI'<br>SHRUBBY YEW PINE | 8'X3' | 5 G | MED |
| | RHAPHIOLEPIS INDICA 'JACK EVANS'<br>INDIA HAWTHORN | 6'X5' | 5 G | LOW |
| | FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'–0". USED FOR "TERRACING" OF PLANT MATERIAL, SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS. | | | |
| | CALAMAGRSOTIS x ACUTIFLORA 'KARL FOERSTER'<br>FEATHER REED GRASS | 6'X2' | 5 G | LOW |
| | DIETES BICOLOR<br>FORTNIGHT LILY | 3'X3' | 5 G | LOW |
| | DIANELLA REVOLUTA 'LITTLE REV'<br>LITTLE REV FLAX LILY | 2'X3' | 1 G | LOW |
| | JUNIPERUS CHINENSIS 'SEA BREEZE'<br>SEA GREEN JUNIPER | 6'X5' | 5 G | LOW |
| | LAVANDULA ANGUSTIFOLIA<br>ENGLISH LAVENDER | 2'X2' | 5 G | LOW |
| | NANDINA DOMESTICA 'COMPACTA'<br>HEAVENLY BAMBOO | 3'X3' | 5 G | LOW |
| | POLYSTICUM MUNITUM<br>SWORD FERN | 3'X2' | 1 G | MED |
| | RHAPHIOLEPIS UMBELLATA 'MINOR'<br>DWARF YEDDO HAWTHORN | 5'X4' | 5 G | LOW |
| | SALVIA X HOT LIPS<br>SAGE | 3'X4' | 5 G | LOW |
| | VIBURNUM DAVIDII<br>DAVID'S VIBURNUM | 3'X5' | 5 G | MED |
| | WESTRINGIA R. 'MORNING LIGHT'<br>VARIEGATED COAST ROSEMARY | 4'X5' | 5 G | LOW |
| | GROUND COVER MATERIAL – SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS. | | | |
| | ARCTOSTAPHYLOS U. URSI<br>MANZANITA | 3'X6' | 1 G | LOW |
| | ROSA FLOWER CARPET (WHITE AND RED)<br>FLOWER CARPET ROSE | 3'X3' | 1 G | MED |
| | SOLLYA HETEROPHYLLA<br>AUSTRALIAN BLUEBELL CREEPER | 2'X2' | 1 G | MED |
| | TEUCRIUM X LUCIDRYS 'PROSTRATUM'<br>PROSTRATE GERMANDER | 18"X36" | 1 G | LOW |
| | VINES/ESPALIER MATERIAL – EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARBORS AND ACCENT STONE WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS ANDF CREATE SEASONAL INTEREST VERTICALLY. | | | |
| | CLEMATIS ARMANDII<br>EVERGREEN CLEMATIS | 20' | 1 G | MED |
| | MACFADEYANA UNGIS CATI<br>CATS CLAW VINE | 20' | 1 G | LOW |
| | PARTHENOCISSUS TRICUSPIDATA<br>BOSTON IVY | 30' | 1 G | MED |
| | DECOMPOSED GRANITE | | | |
| | DG – YELLOW IN COLOR | | | |
| | TURF | | | |
| | TURF – 'BOLERO'<br>TURF TYPE DWARF FESCUE | | SOD | HIGH |

DETENTION BASIN PLANTING

| SYMBOL | BOTANICAL NAME<br>COMMON NAME | MATURE HGT. X WDTH. | SIZE | WATER USE |
|---|---|---|---|---|
| | EVERGREEN OR PERENNIAL SPECIES TO 36" HIGH. USED TO BLANKET LARGE AREAS IN HIGHER WATER FLOW AREAS. | | | |
| | BILFILTRATION SODE (CALIFORNIA NATIVES)<br>DELTA BLUEGRASS | 12"–18" HGT | SOD | MED |
| | CHONDROPETALUM TECTORUM<br>CAPE RUSH | 2'X3' | 1 G | LOW |
| | CORNUS STOLONIFERYA KELSEYI<br>RED TWIG DOGWOOD | 3'X4' | 1 G | MED |
| | JUNCUS PATENS<br>CALIFORNIA GRAY RUSH | 2'X2' | 1 G | MED |



# ROCKLIN INFILL
Rocklin, CA

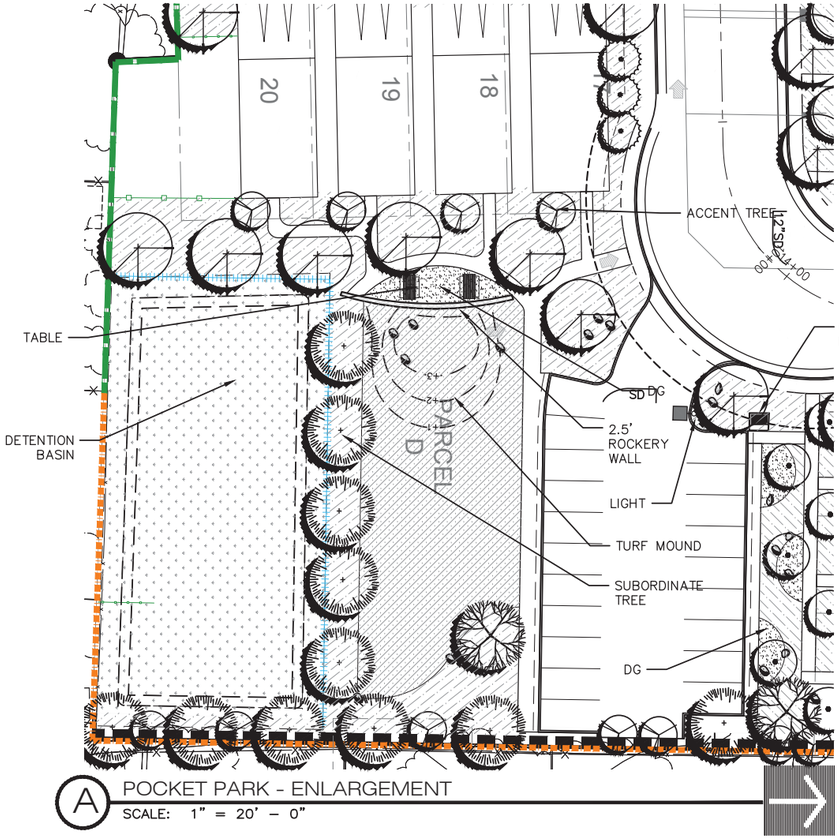
# PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 300'
0 30' 60'

PL1

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS

DATE: 10/01/19
PROJECT: LDI:15045




A POCKET PARK - ENLARGEMENT
SCALE: 1" = 20' – 0"



1 30" DECORATIVE WOOD FENCE WITH METAL MESH



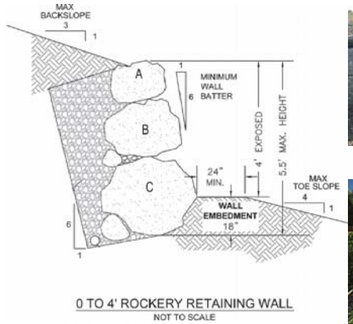
2 5' & 6' DECORATIVE GOOD NEIGHBOR WOOD FENCE



3 5' 0" STONE VENEER WALL



8 42" METAL FENCING




4 ROCKERY WALL

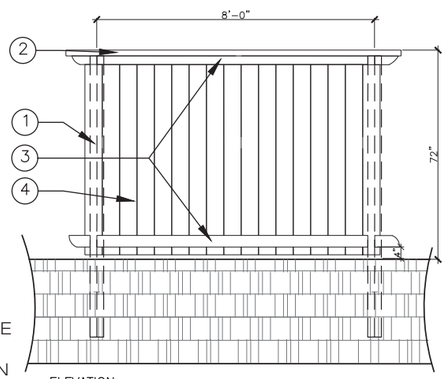


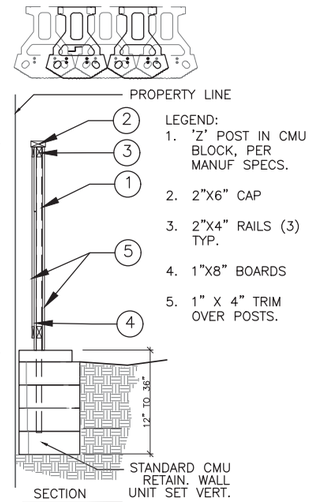


5 BENCH

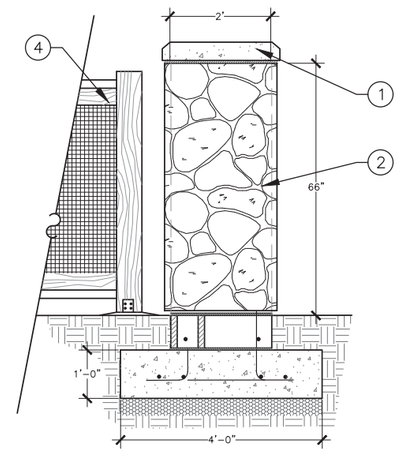


6 & 7 DECORATIVE STREET & PEDESTRIAN LIGHTING



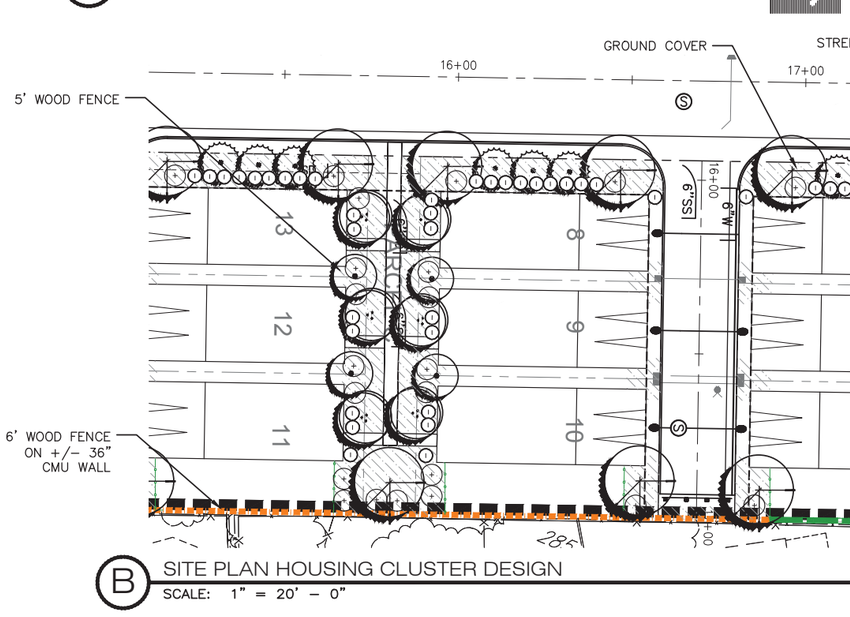




9 WOOD FENCE ON WALL
SCALE: 1/2" = 1' – 0"




LEGEND:
1. 28" PRECAST CONCRETE CAP.
2. STONE VENEER
3. CONCRETE FOOTING
4. WOOD FENCE, SEE SEE PLANS FOR TYPE.

10 PILASTER
SCALE: 3/4" = 1' – 0"




B SITE PLAN HOUSING CLUSTER DESIGN
SCALE: 1" = 20' – 0"



ROCKLIN INFILL
Rocklin, CA

PRELIMINARY LANDSCAPE PLAN
SCALE: NOTED
0

PL2

FUHRMAN LEAMY LAND GROUP
DESIGN · SERVICE · SOLUTIONS

DATE: 10/01/19
PROJECT: LDI:15045

GROVE STREET

PACIFIC STREET

PACIFIC ST

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

PARCEL G

PARCEL H

## FENCING LEGEND

| SYMBOL | TYPE | DESCRIPTION | DETAIL |
|---|---|---|---|
| | A | 6'–0" ENHANCED WOOD FENCE ON CMU RETAINING WALL | 9–PL2 |
| | B | 30" WOOD AND METAL MESH DECORATIVE FENCE | 1–PL2 |
| | C | 5'–0" MAX. MASONRY WITH STONE VENEER | 3–PL2 |
| | D | 42" WOOD AND METAL MESH DECORATIVE FENCE | 1,8–PL2 |
| | E | 6'–0" WOOD FENCE (BOUNDARY PERIMETER) | 2–PL2 |
| | E | 5'–0" WOOD FENCE (BETWEEN UNITS) | 2–PL2 |
| | F | 32" PEDESTRIAN GATE | |
| | G | 16'–0" ACCESS GATE | |
| | H | DECORATIVE STREET LAMP | 6–PL2 |
| | I | DECORATIVE PEDESTRIAN SCALE STREET LAMP | 7–PL2 |
| | J | CLUSTER POSTAL MAIL BOX | |
| | K | SQUARE PILASTER | 10–PL2 |
| | L | 2'6" ROCKERY RETAINING WALL | 4–PL2 |
| | M | GRANITE BOULDERS | |

# ROCKLIN INFILL

Rocklin, CA

# PRELIMINARY FENCING PLAN

SCALE: 1" = 300'

0 30' 60'

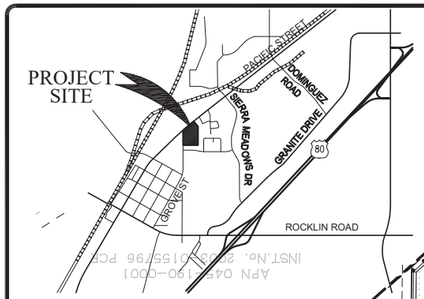
PL3

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS

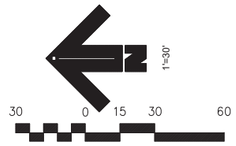
DATE: 10/01/19
PROJECT: LDI:15045

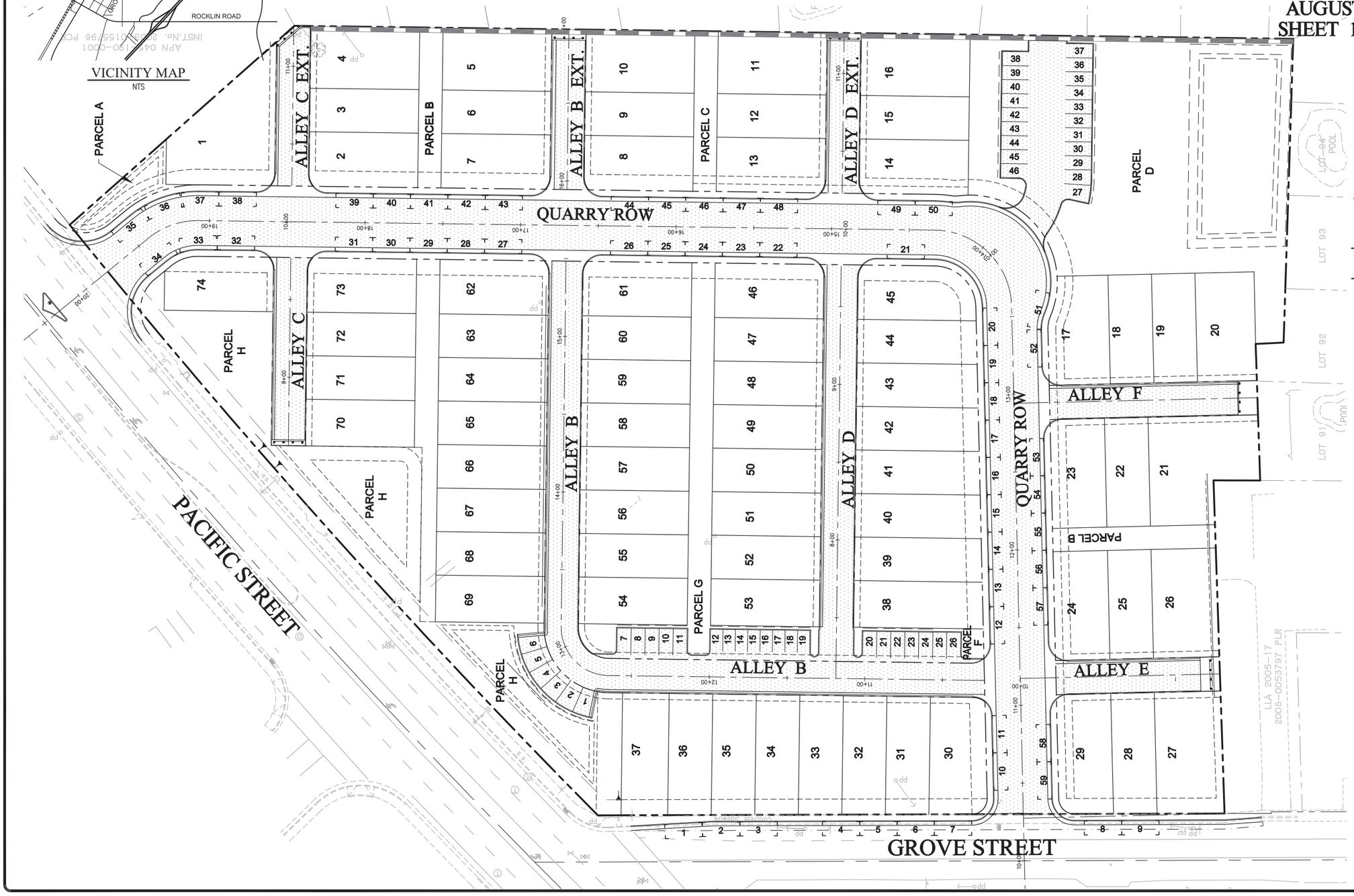
# QUARRY ROW
## GUEST PARKING EXHIBIT
### ROCKLIN, CALIFORNIA

AUGUST 2019
SHEET 1 OF 1




VICINITY MAP
NTS




| | |
|---|---|
| ON STREET PARKING: | 59 |
| (GROVE STREET AND QUARRY ROW) | |
| OFF STREET PARKING: | 46 |
| TOTAL GUEST PARKING: | 105 |

ALL PARKING SPACES CONFORM TO CITY OF ROCKLIN STD DWG 3-32.


TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685


File: N:\[pro]\15XX\1564\Dwg\Exhibits\Parking\Parking EXHIBIT.dwg Aug 23, 2019 - 1:16pm plonglin

Approved by Planning Commission on December 15, 2020 *David Mohlenbrok*

**Exhibit B**
**Oak Tree Preservation Plan Permit**




| TREE# | COMMON NAME | SPECIES | MULTI-STEMS (INCHES) | TOTAL DBH (INCHES) | DLR (FEET) | CONDITIONAL ASSESSMENT | NOTABLE CHARACTERISTICS | RECOMMENDATIONS |
|---|---|---|---|---|---|---|---|---|
| 86 | Valley Oak | (Quercus lobata) | | 22 | 24 | Fair | Above average amount of deadwood; slightly sparse foliage; moderate sprout growth | Not at this time |
| 87 | Interior Live Oak | (Quercus wislizeni) | 1, 1, 2, 2, 3 | 9 | 5 | Fair | | Not at this time |
| 88 | Valley Oak | (Quercus lobata) | 3, 4, 5 | 12 | 8 | Fair | Forks at grade; slightly above average amount of deadwood. | Not at this time |
| 89 | Valley Oak | (Quercus lobata) | | 9 | 15 | Fair | Slightly above average amount of deadwood. | Not at this time |
| 90 | Valley Oak | (Quercus lobata) | | 22 | 25 | Fair | Trunk has a slight bend to the south; above average amount of deadwood | Not at this time |

Total Inventoried Trees = 5 Trees (74 aggregate diameter inches)

Five total trees (74 total inches dBH) to be removed from project site as part of development. The project shall mitigate for the removal of oak trees consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B).

Approved by City Council on January 26, 2021
*David Mohlenbrok*

RESOLUTION NO. 2021-21

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Quarry Row Subdivision / DR2016-0003)

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

A. Design Review (DR2016-0003) approves the landscaping and architectural designs, colors and materials of medium high density single family residences within the Quarry Row subdivision located on the southeast corner of Pacific Street and Grove Street.

B. An Environmental Impact Report prepared for this project has been certified via City Council Resolution No. 2021-18.

C. The Planning Commission recommended the design review for approval at its regular meeting of December 15, 2020 with a vote of 5-0.

D. The design of the site is compatible with surrounding development, natural features, constraints, and traffic flow. The architectural design, colors and materials, and landscaping of the proposed single-family homes are consistent with those of surrounding single-family homes and with the Citywide Design Guidelines. The architectural design of the homes will have no impact on traffic flow.

E. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development. The proposed single-family homes are two stories in height (approximately 25 feet tall). Single-family residential neighborhoods located to the east and south are zoned R1-6, which has a maximum height of 30 feet. Home sizes range from approximately 1,200 s.f. to approximately 1,500 s.f. While this size is somewhat smaller than other homes in the neighborhood, it is not inconsistent with home sizes allowed within the R1-6 zoning district. The color schemes are fairly typical for single-family homes and are consistent with surrounding development.

F. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The proposed homes have large windows to maximize natural lighting and utilize a minimum of two street trees on every lot to provide shading and to help minimize energy consumption. The project shall be consistent with all California Building Code requirements.

G. Parking is consistent with the requirements of the Rocklin Municipal Code. The project provides two parking spaces within a garage, which are conditioned to be utilized for parking only, to be enforced by the project's Home Owner's Association. Visitor parking would be accommodated by 46 on-site, off-street parking spaces located on Alley B and Parcel N. An additional 59 on-street parking spaces would be available on Grove Street and along both sides of the proposed "Quarry Row".

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is consistent with the requirements of the Citywide Design Guidelines and is consistent with the surrounding residential neighborhoods. The project requires installation of an automatic irrigation system and certification by a landscape architect that the landscape plans meet the requirements of the Water Conservation in Landscaping Act.

I. The design of the site and buildings or structures is consistent with the goal and policies of the General Plan, as well as the land use designation proposed in the General Plan Amendment being processed concurrently (GPA2016-0001) and with the zoning, regulations, standards, and restrictions proposed in the General Development Plan Amendment and Rezone (PDG2016-0001 and Z2016-0001) being processed concurrently. The homes are consistent with the Citywide Design Guidelines and have been designed to be consistent with all development standards of the Quarry Row General Development Plan.

Section 2. The Design Review for the Quarry Row (DR2016-0003) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Screening of Mechanical Equipment

a. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other

acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

b. Fire risers shall be located either within a garage or in a wall cavity with an access panel. (PLANNING)

2. House Design

a. House architecture, colors, materials, and lighting shall be as shown in Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, BUIDLING)

b. All side and rear elevations fronting or visible from a public street (Grove Street, Pacific Street, Quarry Row) shall utilize enhanced side and / or rear elevations as applicable, as shown in Exhibit A, to the satisfaction of the Community Development Director. (PLANNING, BUIDLING)

c. All side and rear elevations adjacent to existing residential homes to the east and south (Lots 1, 4, 5, 10, 11, 16, 20, 21, 26, and 27) shall utilize enhanced side and / or rear elevations for the second story as applicable, as shown in Exhibit A, to the satisfaction of the Community Development Director, (PLANNING, BUILDING)

d. All windows or glass doors with a view of Pacific Street shall be fitted with Sound Transmission Class (STC) rating 35 minimum rated assemblies. This would apply specifically to the first row of units closest to Pacific Street, including facades with a perpendicular view of Pacific Street. This conclusion assumes the use of a 3-coat stucco building construction and carpeted room. As an alternative to this blanket requirement, a detailed analysis of interior noise control measures may be conducted when project building plans and flooring types are available. The detailed analysis shall outline specific window, door, and building façade noise control measures utilized to achieve compliance with the 45 dB Ldn interior noise level standard.

{MM XII.-1} (PLANNING, BUILDING)

e. Air conditioning or mechanical ventilation shall be provided for all residences constructed within this development to allow occupants to keep doors and windows close for acoustical isolation.

{MM XII.-2} (PLANNING, BUILDING)

f. Mechanical ventilation penetrations for bath fans shall not face towards Pacific Street. Where feasible these vents shall be routed towards the opposite side of the building (away from Pacific Street) to minimize sound intrusion to sensitive areas of the building.

Where vents must face towards Pacific Street, the duct work shall be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. Flexible duct work is the preferred ducting for this noise mitigation. Where the vents exit the building, a spring loaded flap with a gasket shall be installed to reduce sound entering the duct work when the vent is not in use.

{MM XII.-3} (PLANNING, BUILDING)

g. Prior to approval of construction documents, the project shall shorten the length of driveways/paseos to provide as much distance between these features and the existing residential neighborhoods while still maintaining the minimum length for safety/circulation to allow for enhanced landscaping, to the satisfaction of the Community Development Director. (PLANNING, ENGINEERING)

3. Landscaping and Fencing

a. Landscape plans shall demonstrate compliance with the requirements of the State Model Water Efficiency Landscape Ordinance. (PLANNING, BUILDING)

b. Front yard landscaping as applicable to each lot shall be installed, including shrubs and turf, as shown in the Typical Front Yard and Typical Front Yard Corner Lot Condition landscape details, Exhibit A of the concurrent tentative subdivision map (SD2016-0003). A minimum of one shade tree shall be planted in the front yard of interior lots and a minimum of two shade trees shall be planted in the front yard of corner lots, with consideration given to appropriate placement within the reduced PUEs, to the satisfaction of the Community Development Director, prior to the final inspection for each home. (PLANNING, BUILDING)

c. Fencing shall be modified to block lighting from vehicle headlights. At the terminus of each alley/parking lot drive aisle adjacent to existing single family residences to the east and south of the project site, a six-foot tall masonry wall (or similar feature) shall be installed the width of the alley

or drive aisle to block headlights from shining into existing residential neighborhoods, to the satisfaction of the Community Development Director. (PLANNING, BUILDING)

4. Air Quality

a. Electrical receptacles shall be installed in the front and rear/patio side exterior walls of the units to promote the use of electrical landscaping equipment.

5. Noise

a. All "self-powered" construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)

b. Equipment "warm-up" areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)

c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

6. Validity

a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2016-0001), Rezone (Z2016-0001), General Development Plan (PDG2016-0001, Tentative Subdivision Map (SD2016-0003), and Tree Preservation Plan Permit (TRE2016-0002) have been approved. (PLANNING)

c. In order to comply with the requirements of Senate Bill 330, this entitlement shall not become valid, approved, and effective until the approval and adoption of the separate application known as Rocklin Corporate Center, which includes a General Plan Amendment (GPA2020-0003), a General Development Plan Amendment (PDG2020-0001), and a Rezone (Z2020-0001), by the City Council of the City of Rocklin by resolution(s) and/or ordinance(s). (PLANNING)

PASSED AND ADOPTED this 26th day of January, 2021, by the following vote:

| | | |
|---|---|---|
| AYES: | Councilmember(s): | Broadway, Gayaldo, Halldin, Janda, Patterson |
| NOES: | Councilmember(s): | |
| ABSENT: | Councilmember(s): | |
| ABSTAIN: | Councilmember(s): | |

Jill Gayaldo, Mayor

ATTEST:

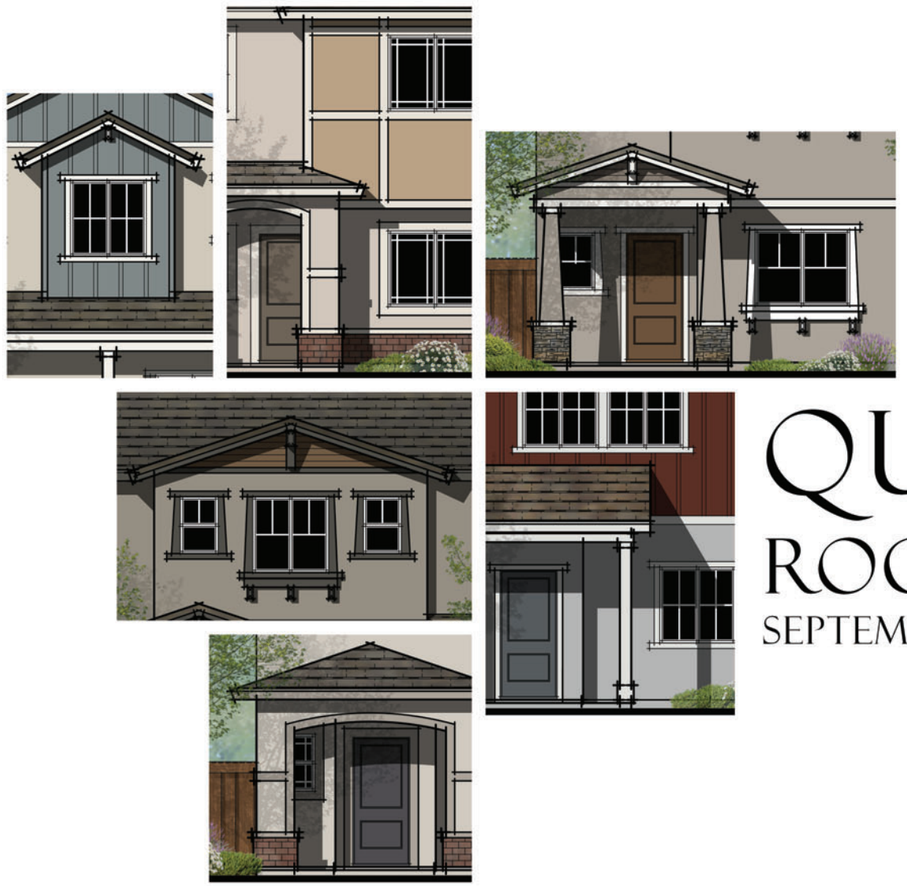
Hope Ithurburn, City Clerk

EXHIBIT A

Quarry Row (DR2016-0003)

**EXHIBIT A**
**DR2016-0003**

Approved by Planning Commission on
December 15, 2020 *David Mohlenbrok*



# QUARRY ROW
## ROCKLIN, CA
SEPTEMBER 25, 2019

Approved by City Council on January 26, 2021
*David Mohlenbrok*

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

SDG Architecture of Nevada
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



FARMHOUSE - PLAN 1205

CRAFTSMAN - PLAN 1355

PRAIRIE - PLAN 1469

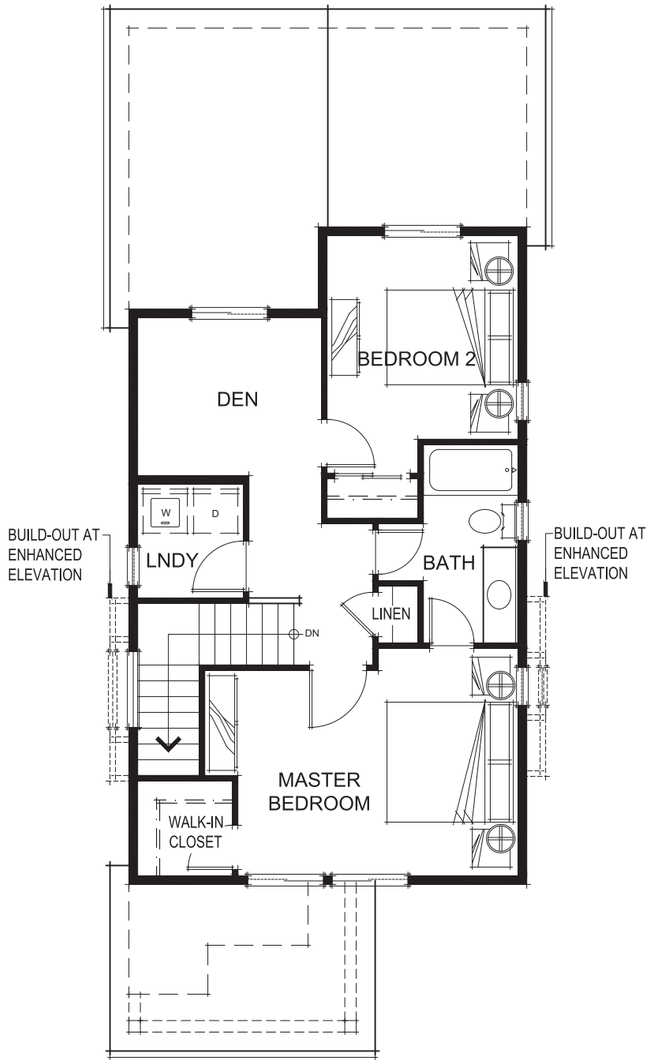
Quarry Row
Rocklin, CA
September 25, 2019

CONCEPTUAL STREETSCAPE
A000

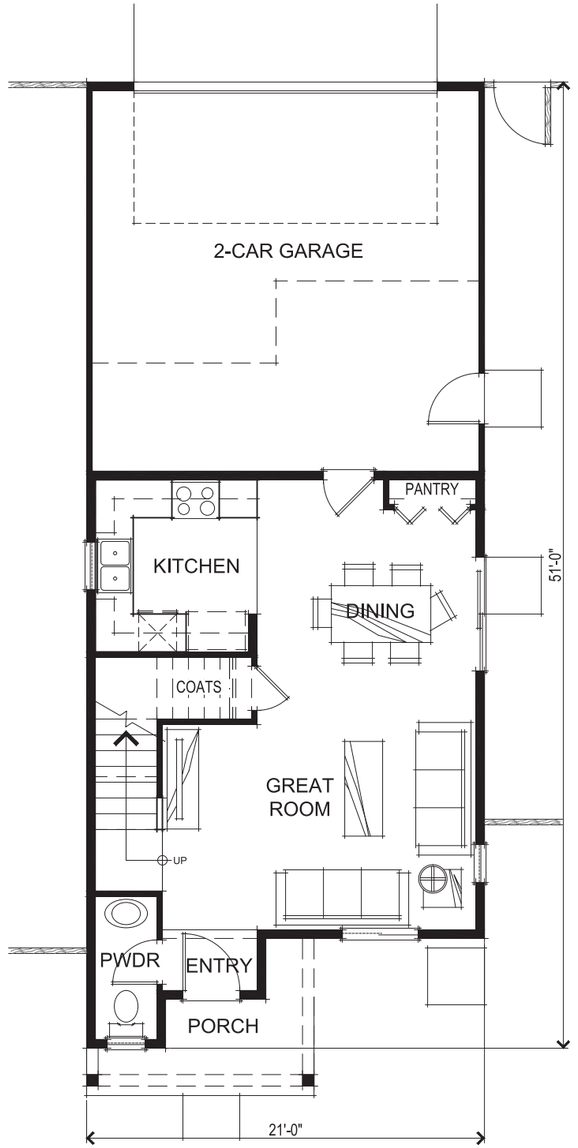
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects




SECOND FLOOR PLAN




FARMHOUSE
FIRST FLOOR PLAN

| SQUARE FOOTAGES | |
|---|---|
| FIRST FLOOR | 559 SQ. FT. |
| SECOND FLOOR | 646 SQ. FT. |
| TOTAL LIVING | 1205 SQ. FT. |
| 2-CAR GARAGE | 431 SQ. FT. |

0 1' 2' 3' 4' 8'

PLAN 1205 FLOOR PLAN
A001

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects




PRAIRIE FRONT ELEVATION




FARMHOUSE FRONT ELEVATION




CRAFTSMAN FRONT ELEVATION

0 1' 2' 3' 4' 8'

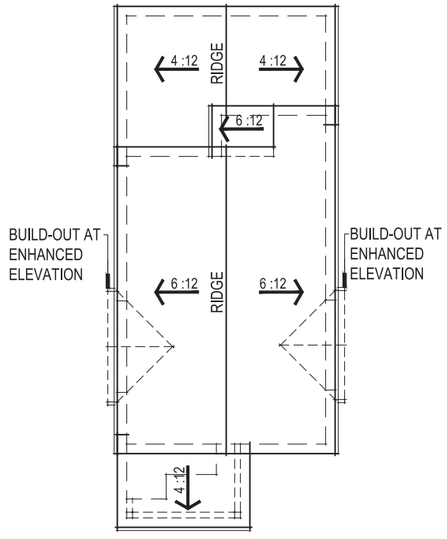
PLAN 1205 FRONT ELEVATIONS
A002

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

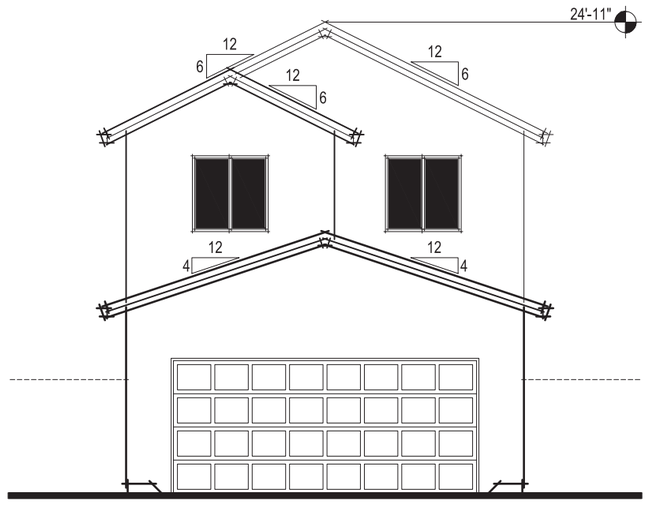
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

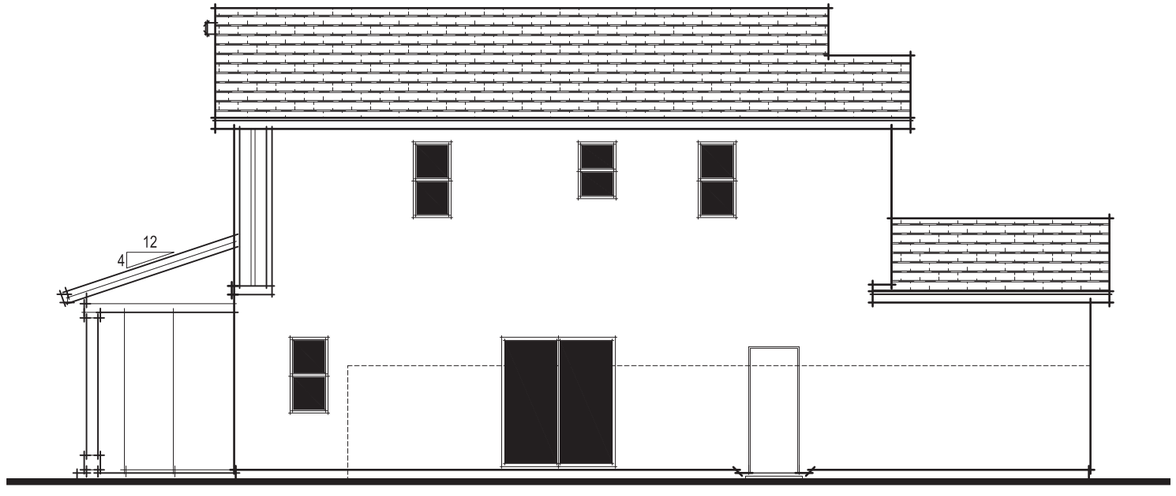



FARMHOUSE ROOF PLAN

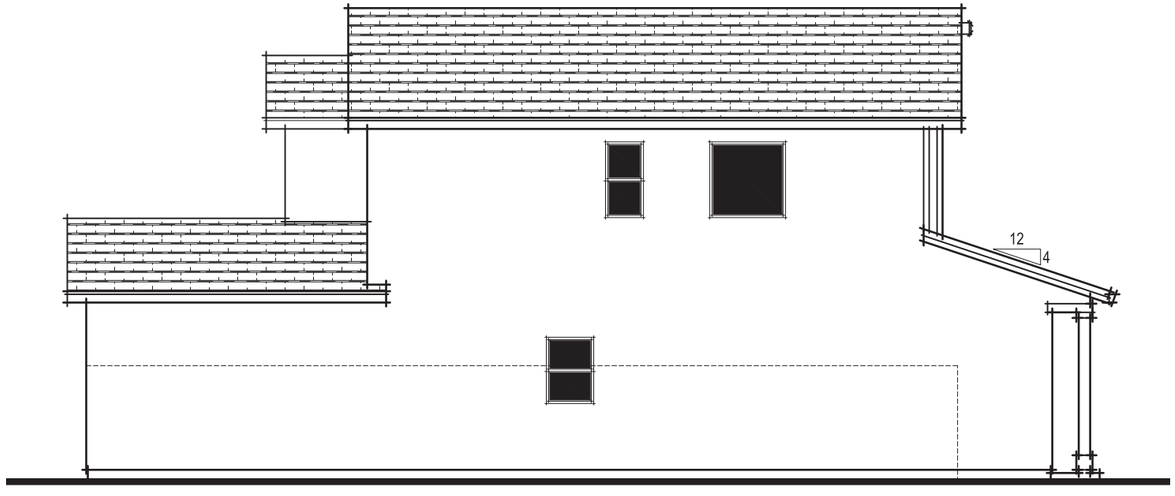
0 2' 4' 6' 8' 16'




FARMHOUSE REAR ELEVATION




FARMHOUSE RIGHT ELEVATION




FARMHOUSE LEFT ELEVATION

0 1' 2' 3' 4' 8'

PLAN 1205 FARMHOUSE ELEVATIONS
A003

Quarry Row
Rocklin, CA
September 25, 2019

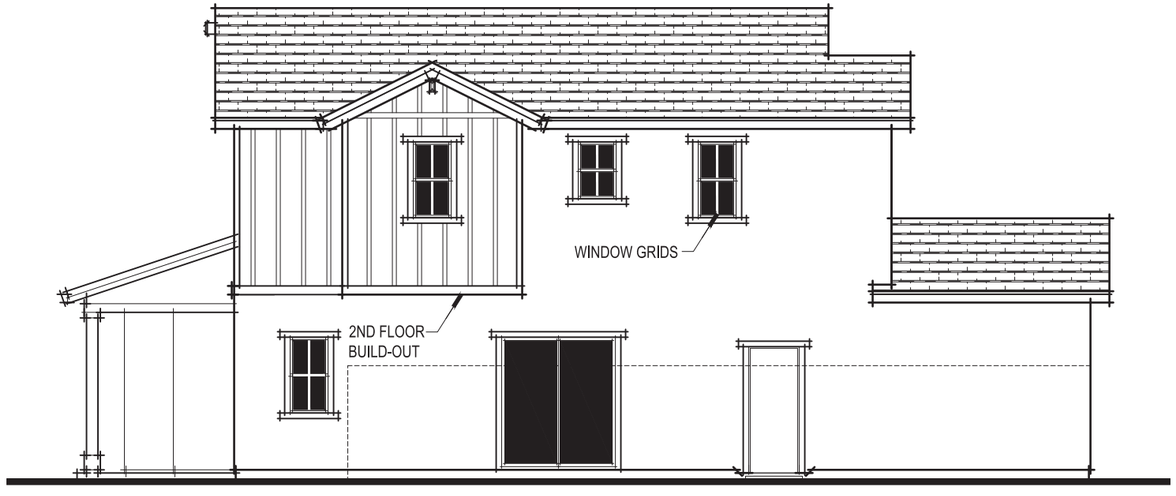
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

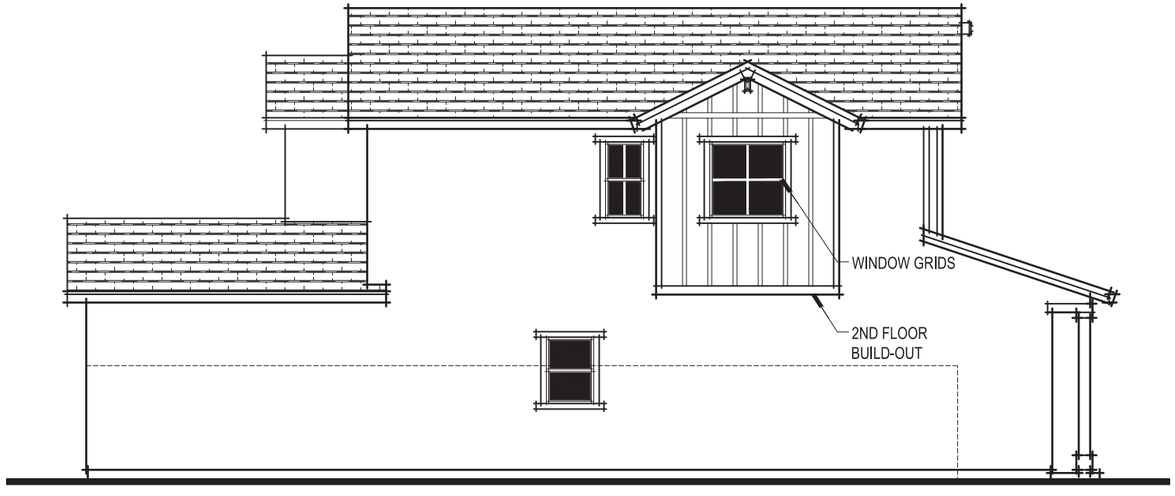
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



FARMHOUSE ENHANCED REAR ELEVATION




FARMHOUSE ENHANCED RIGHT ELEVATION




FARMHOUSE ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

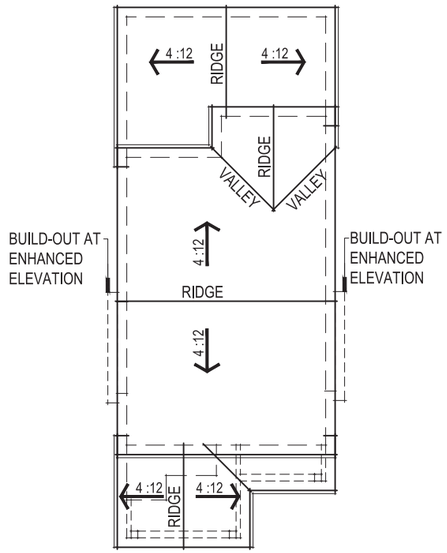
PLAN 1205 FARMHOUSE ENHANCED ELEVATIONS
A003.1

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

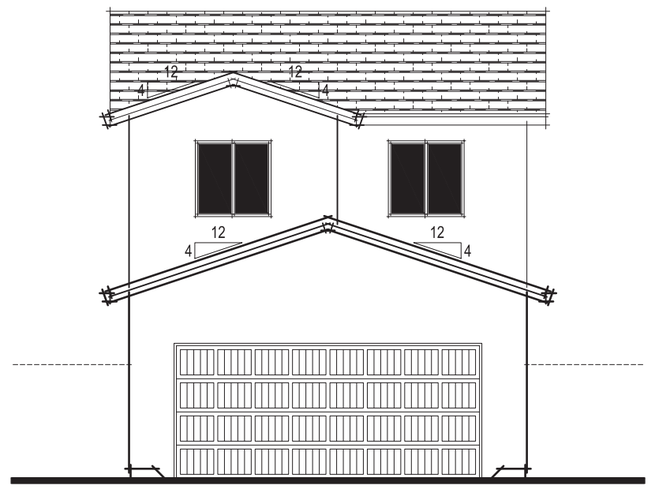
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

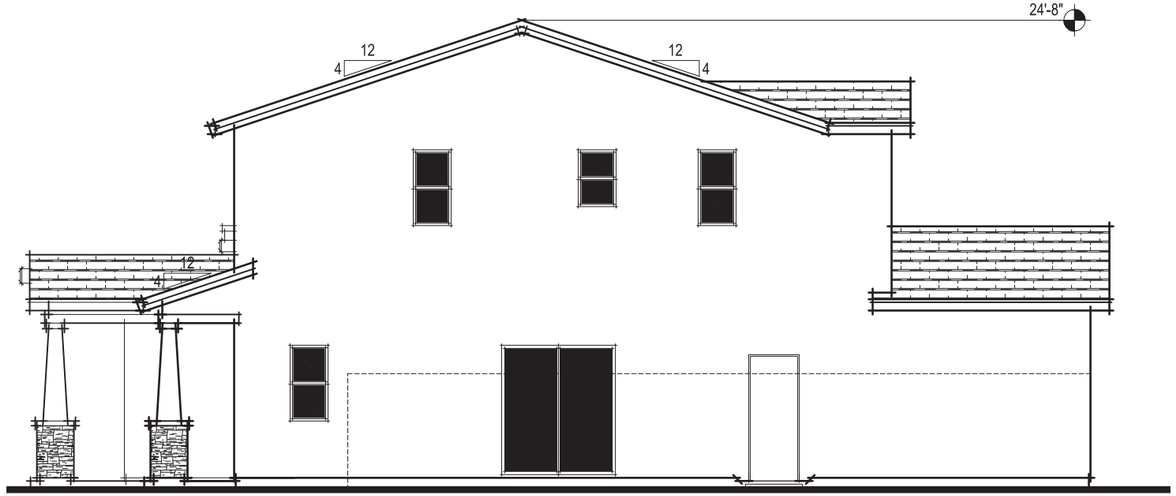



CRAFTSMAN ROOF PLAN

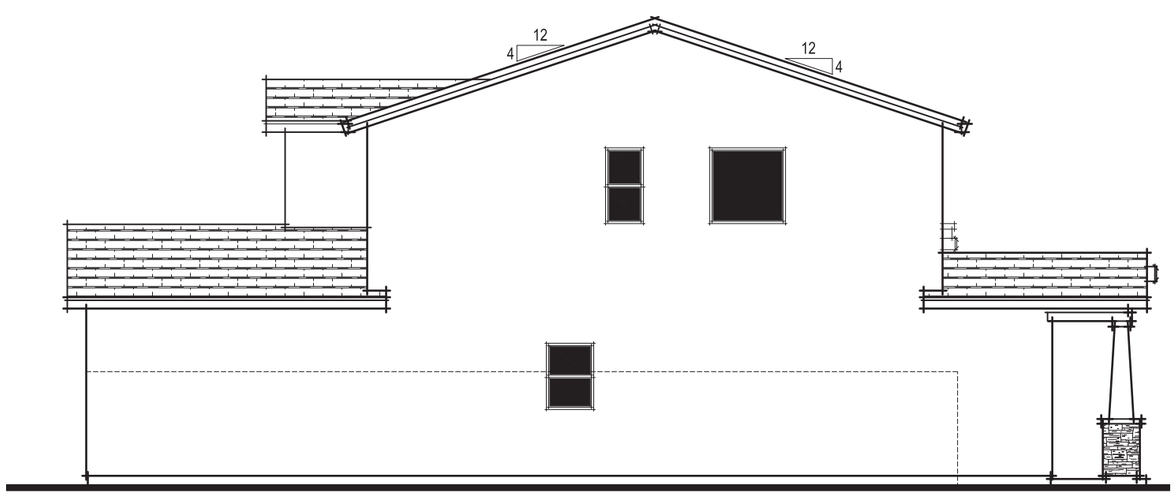
0 2' 4' 6' 8' 16'




CRAFTSMAN REAR ELEVATION




CRAFTSMAN RIGHT ELEVATION




CRAFTSMAN LEFT ELEVATION

0 1' 2' 3' 4' 8'

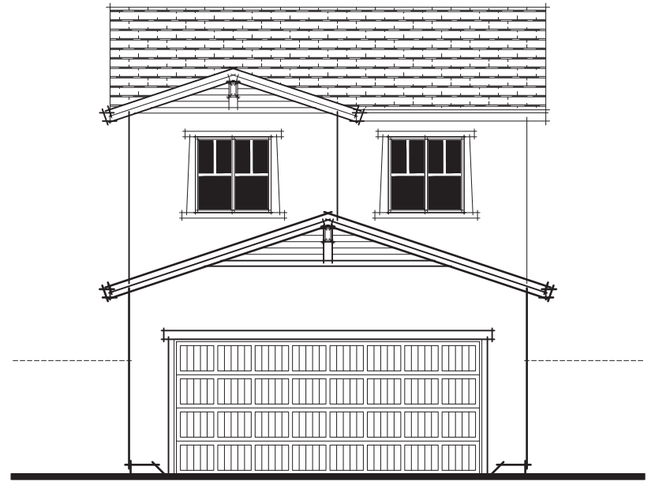
Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1205 CRAFTSMAN ELEVATIONS
A004

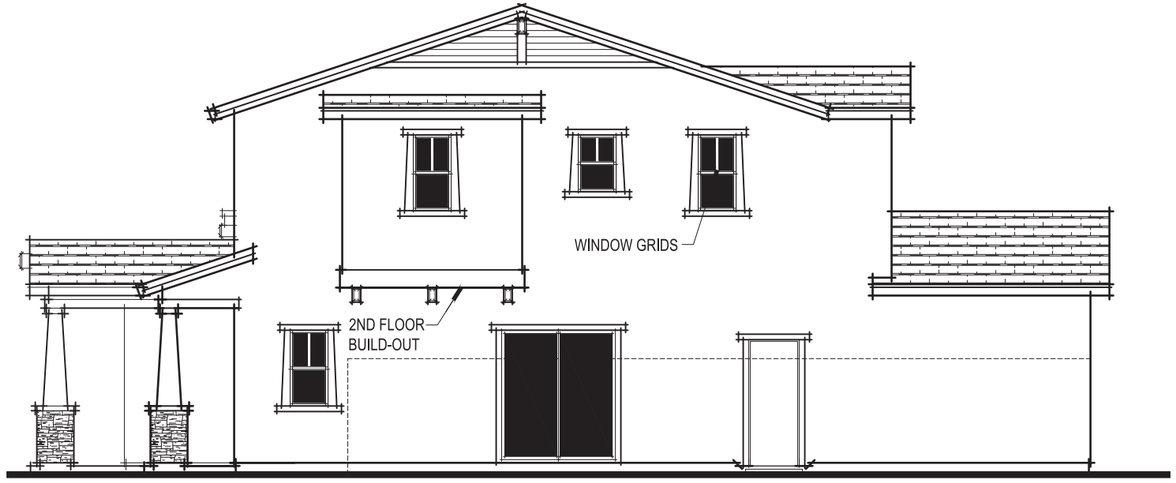
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

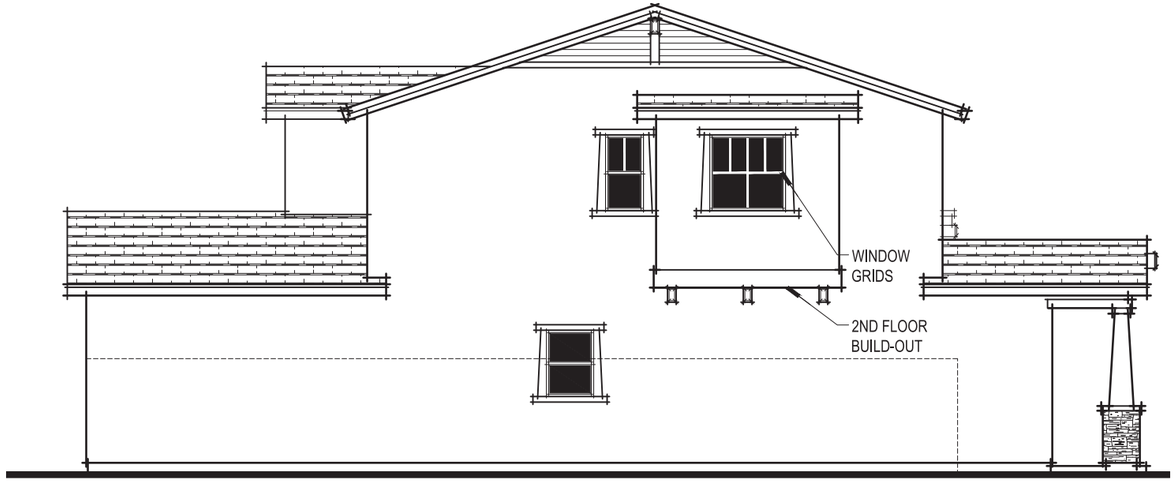
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



CRAFTSMAN ENHANCED REAR ELEVATION




CRAFTSMAN ENHANCED RIGHT ELEVATION




CRAFTSMAN ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

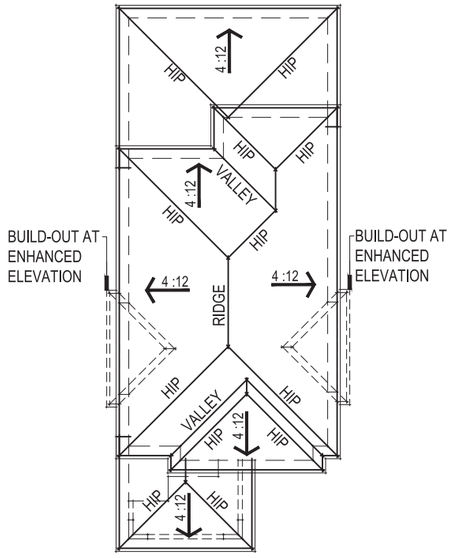
Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1205 CRAFTSMAN ENHANCED ELEVATIONS
A004.1

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

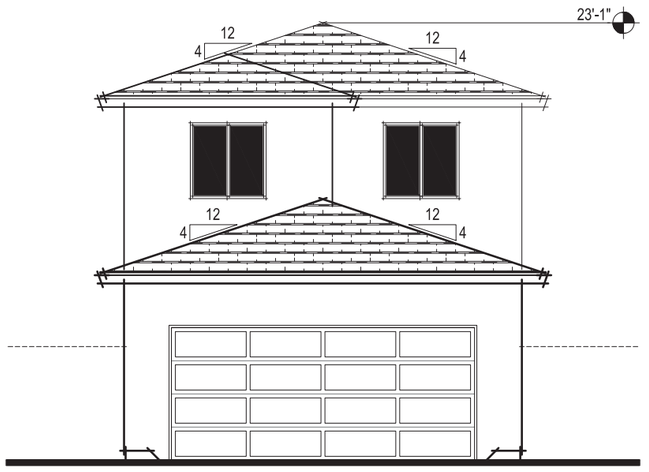
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

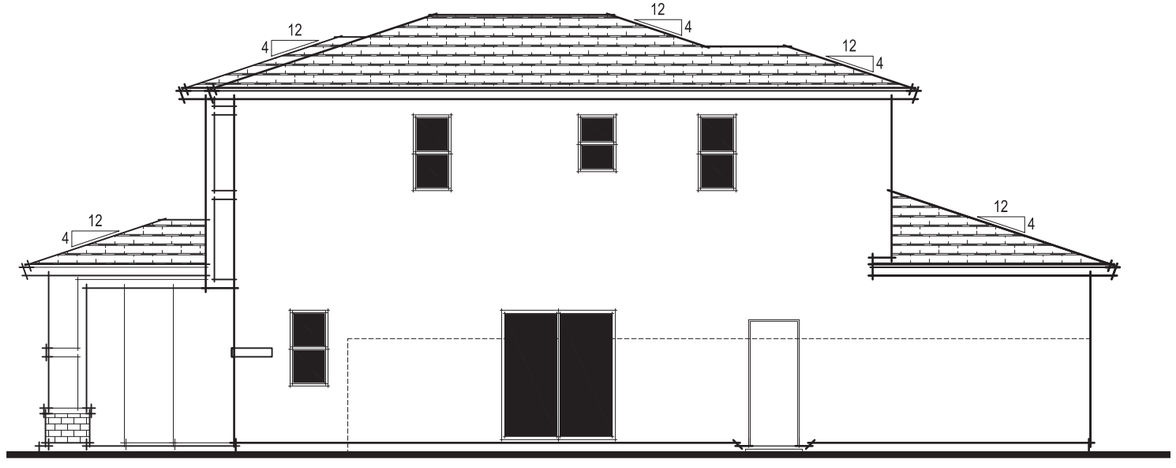



PRAIRIE ROOF PLAN

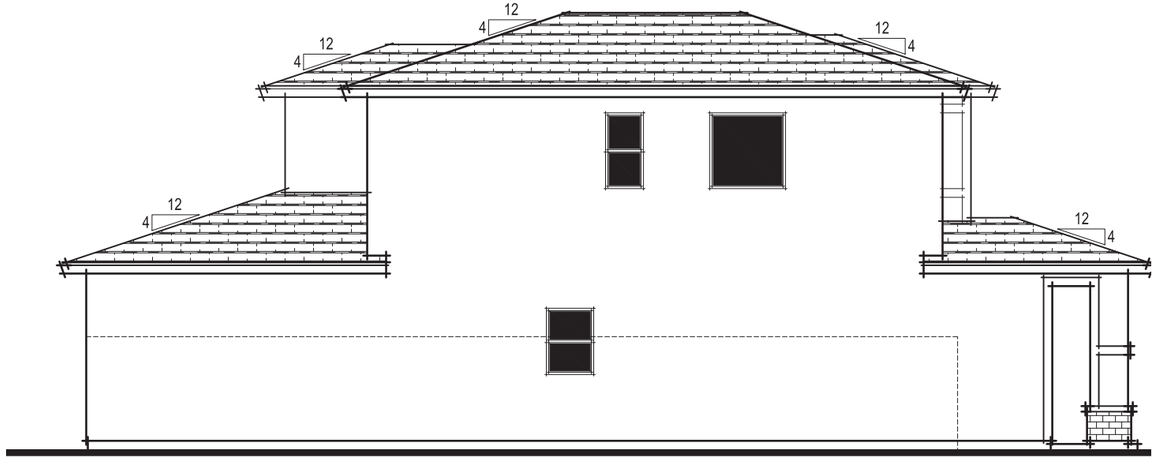
0 2' 4' 6' 8' 16'




PRAIRIE REAR ELEVATION




PRAIRIE RIGHT ELEVATION




PRAIRIE LEFT ELEVATION

0 1' 2' 3' 4' 8'

PLAN 1205 PRAIRIE ELEVATIONS
A005

Quarry Row
Rocklin, CA
September 25, 2019

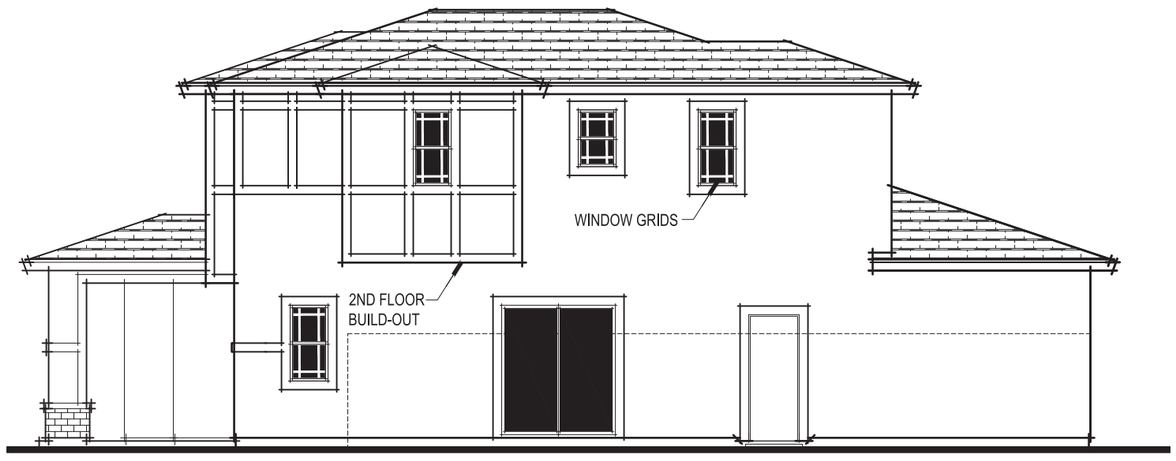
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

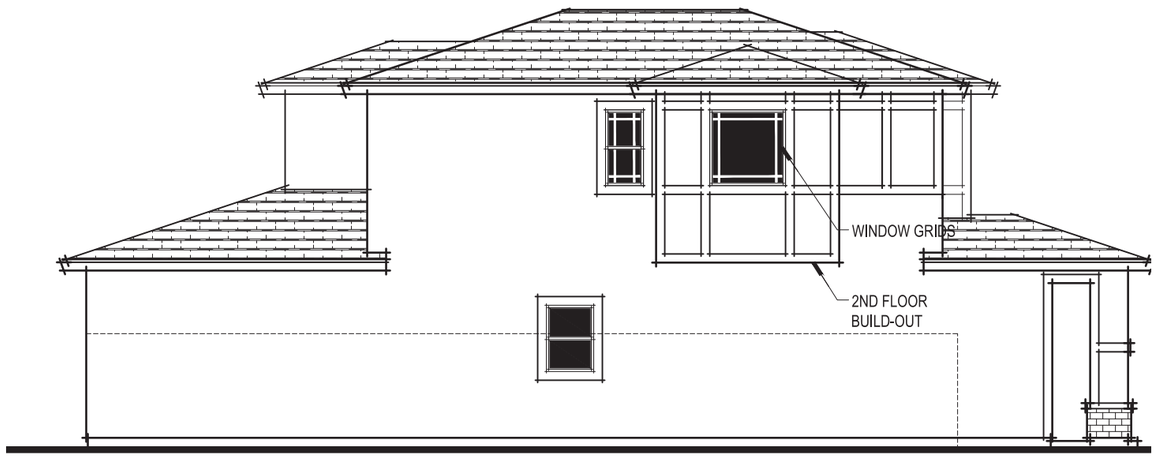
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



PRAIRIE ENHANCED REAR ELEVATION




PRAIRIE ENHANCED RIGHT ELEVATION




PRAIRIE ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

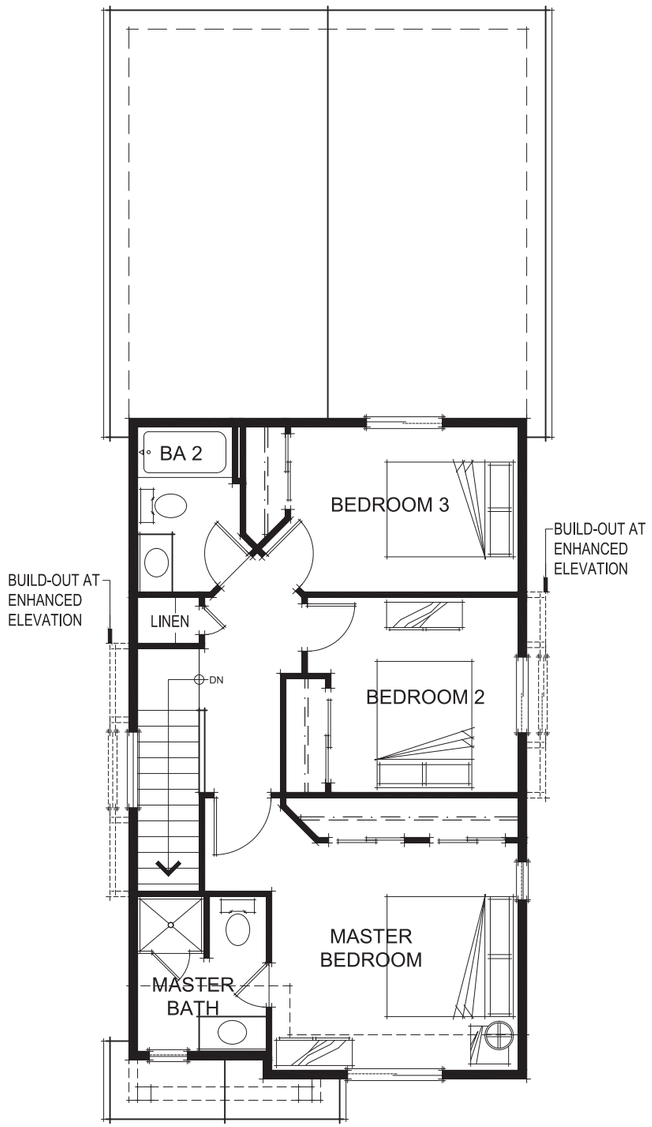
PLAN 1205 PRAIRIE ENHANCED ELEVATIONS
A005.1

Quarry Row
Rocklin, CA
September 25, 2019

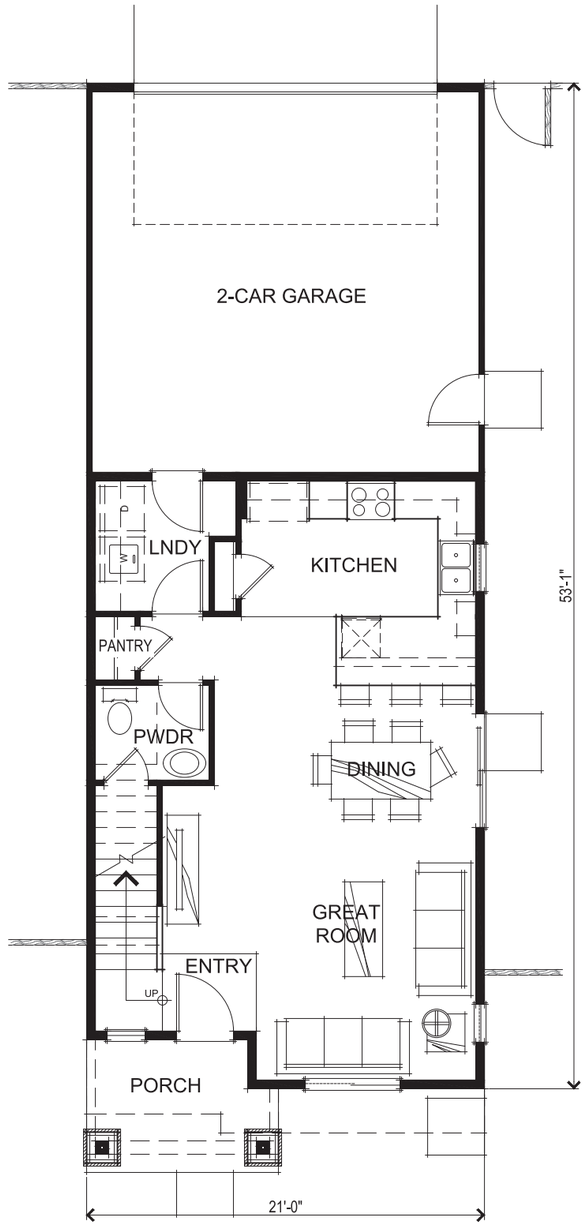
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects




SECOND FLOOR PLAN




CRAFTSMAN
FIRST FLOOR PLAN

| SQUARE FOOTAGES | |
|---|---|
| FIRST FLOOR | 661 SQ. FT. |
| SECOND FLOOR | 694 SQ. FT. |
| TOTAL LIVING | 1355 SQ. FT. |
| 2-CAR GARAGE | 431 SQ. FT. |

0 1' 2' 3' 4' 8'

PLAN 1355 FLOOR PLAN
A006

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com




PRAIRIE FRONT ELEVATION




FARMHOUSE FRONT ELEVATION




CRAFTSMAN FRONT ELEVATION

0 1' 2' 3' 4' 8'

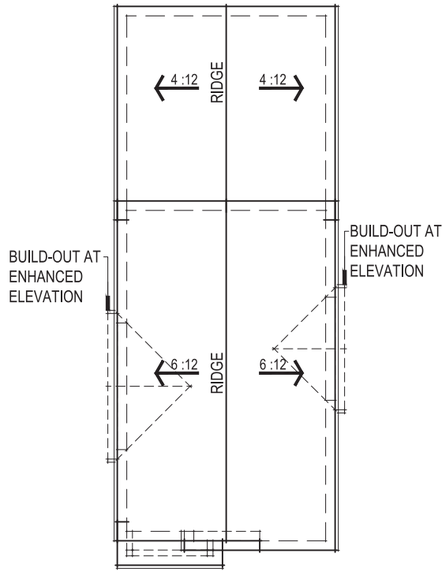
PLAN 1355 FRONT ELEVATIONS
A007

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

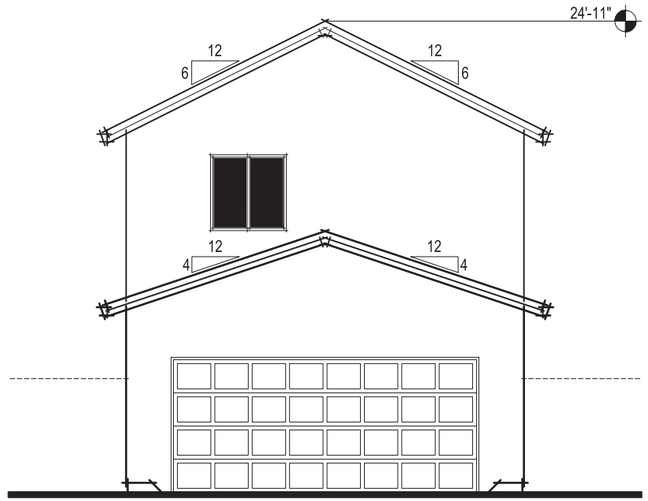
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

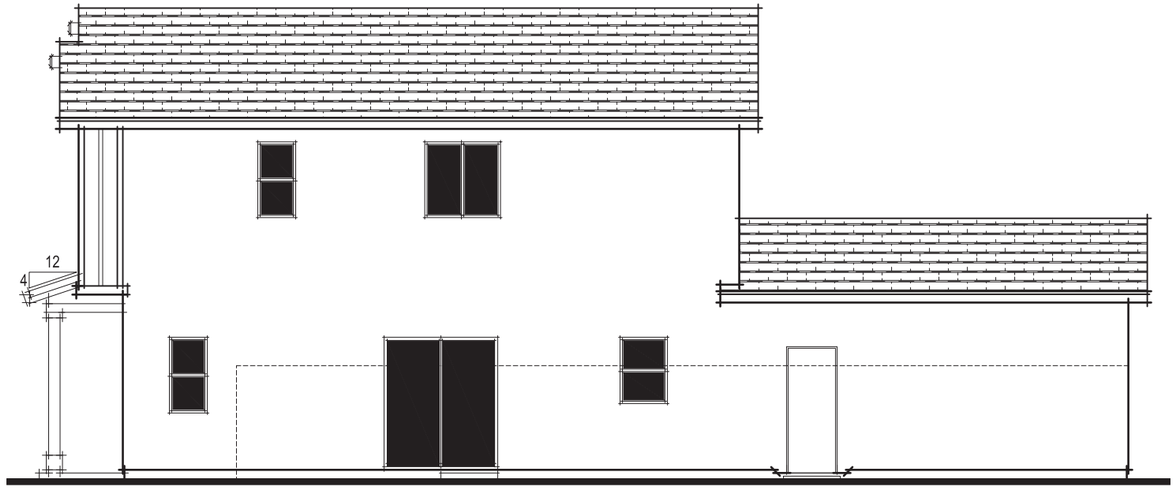



FARMHOUSE ROOF PLAN

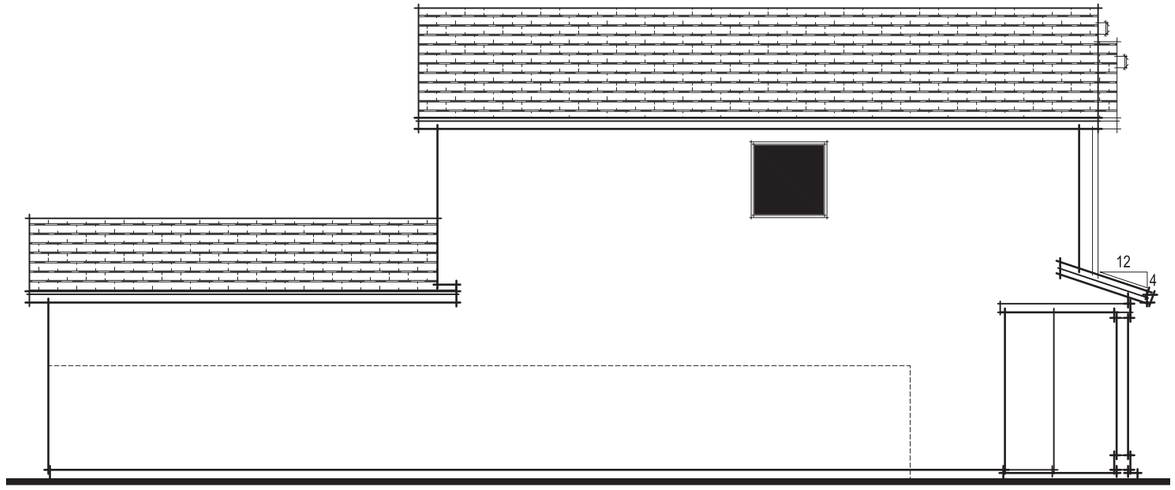
0 2' 4' 6' 8' 16'




FARMHOUSE REAR ELEVATION




FARMHOUSE RIGHT ELEVATION




FARMHOUSE LEFT ELEVATION

0 1' 2' 3' 4' 8'

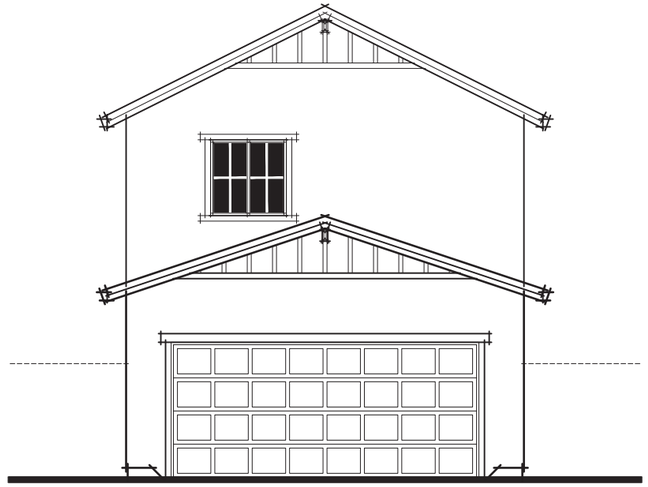
PLAN 1355 FARMHOUSE ELEVATIONS
A008

Quarry Row
Rocklin, CA
September 25, 2019

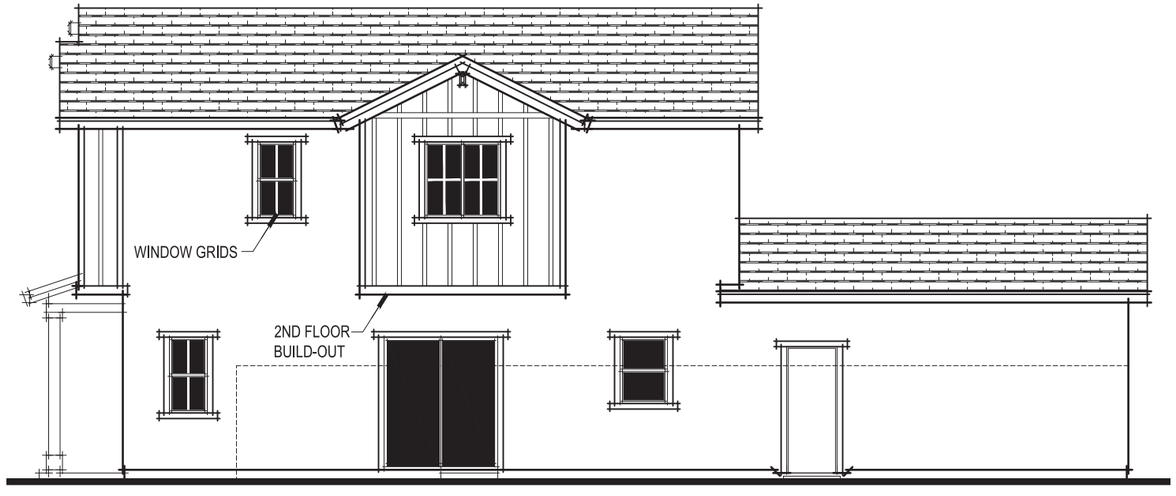
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

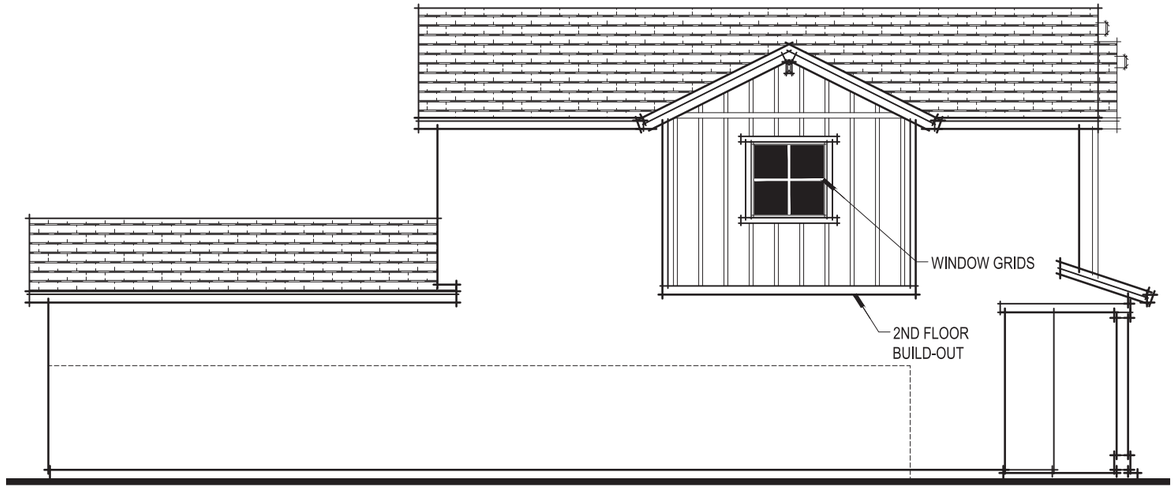
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



FARMHOUSE ENHANCED REAR ELEVATION




FARMHOUSE ENHANCED RIGHT ELEVATION




FARMHOUSE ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

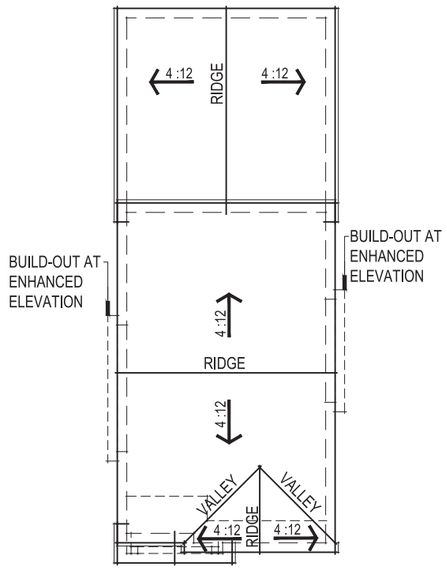
PLAN 1355 FARMHOUSE ENHANCED ELEVATIONS
A008.1

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

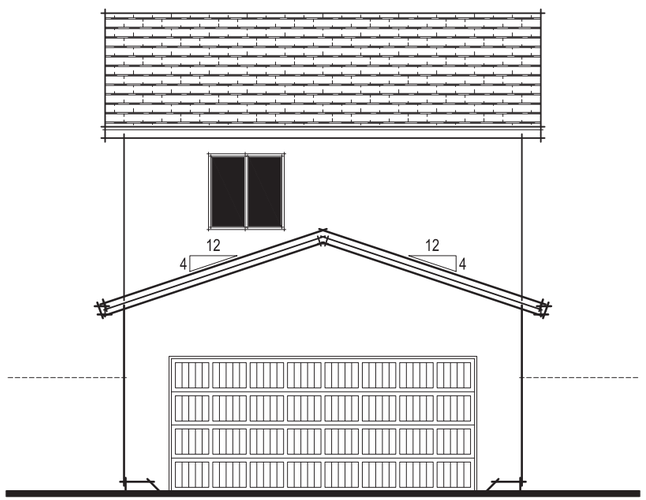
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

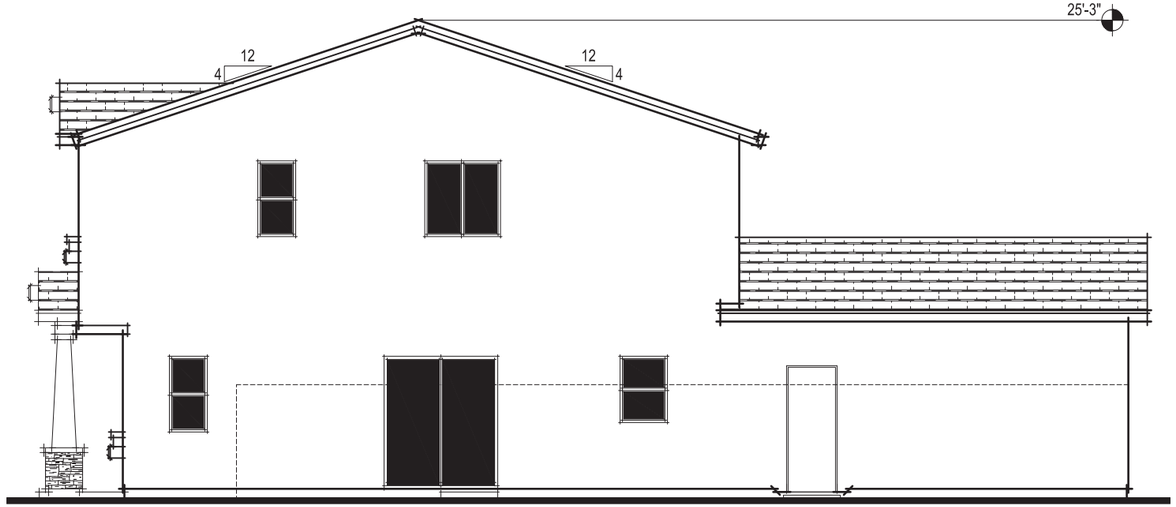



CRAFTSMAN ROOF PLAN

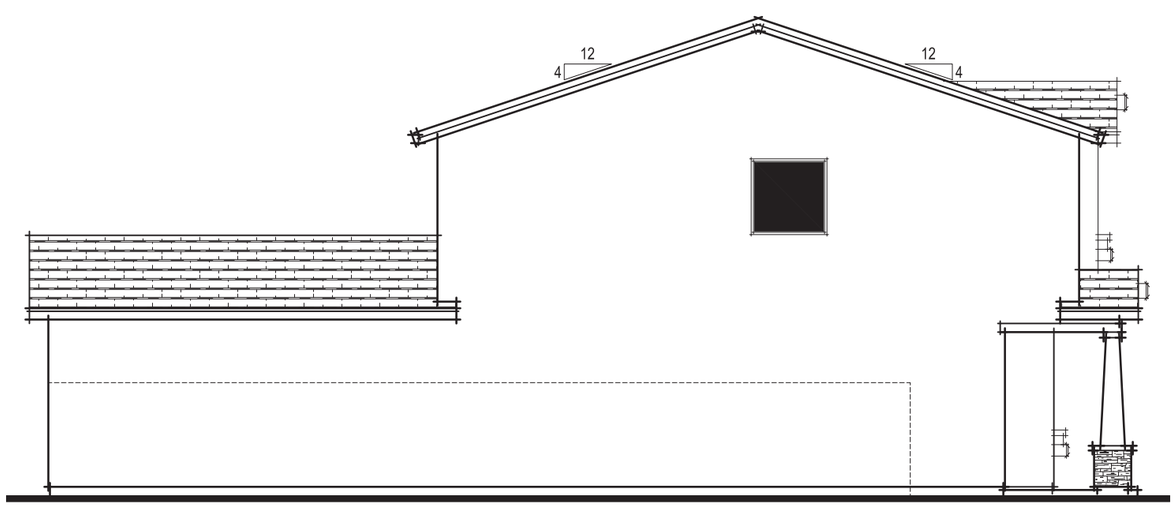
0 2' 4' 6' 8' 16'




CRAFTSMAN REAR ELEVATION




CRAFTSMAN RIGHT ELEVATION




CRAFTSMAN LEFT ELEVATION

0 1' 2' 3' 4' 8'

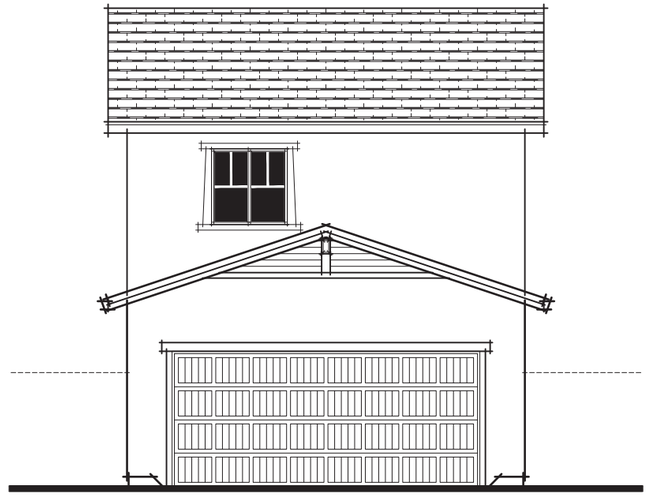
Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1355 CRAFTSMAN ELEVATIONS
A009

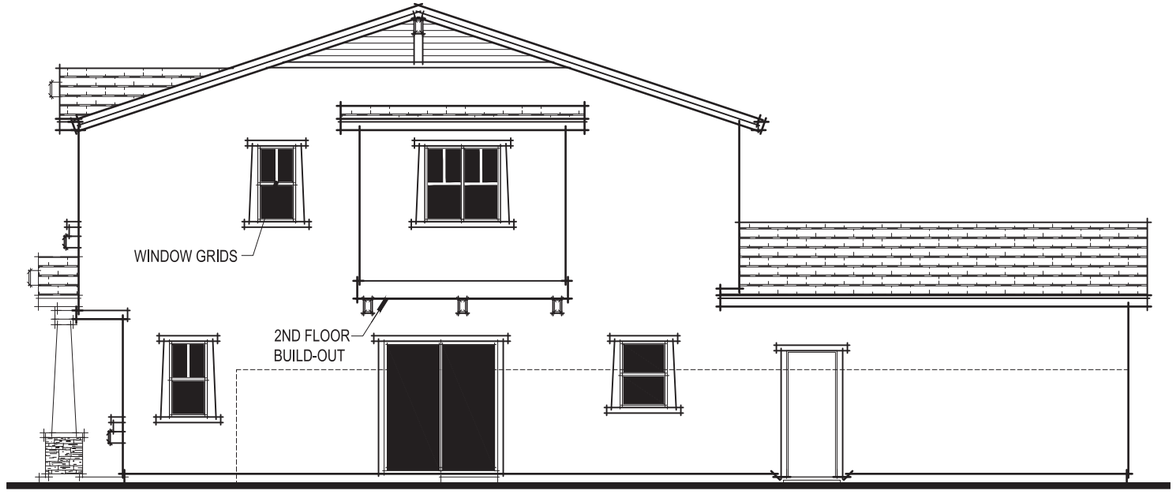
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

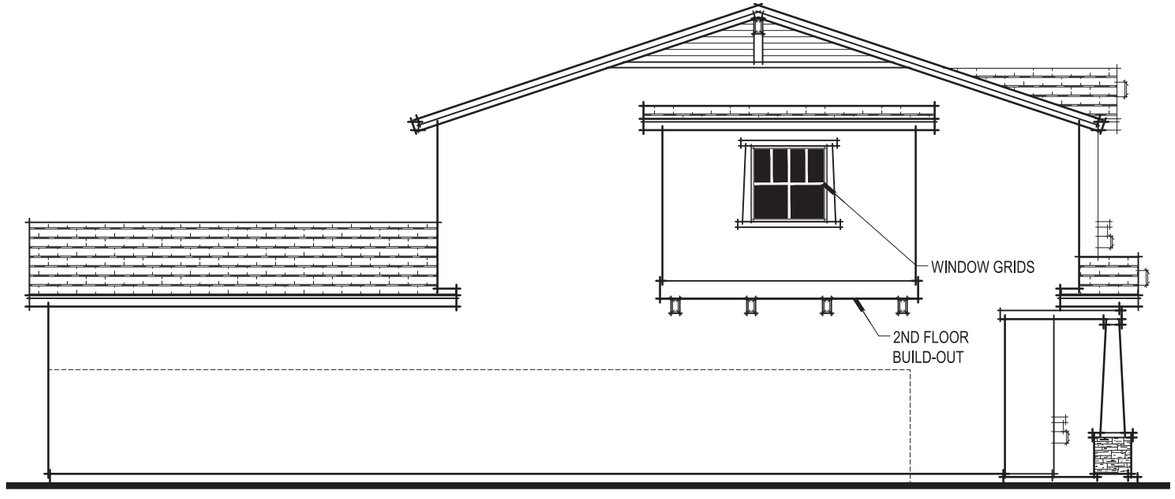
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



CRAFTSMAN ENHANCED REAR ELEVATION




CRAFTSMAN ENHANCED RIGHT ELEVATION




CRAFTSMAN ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

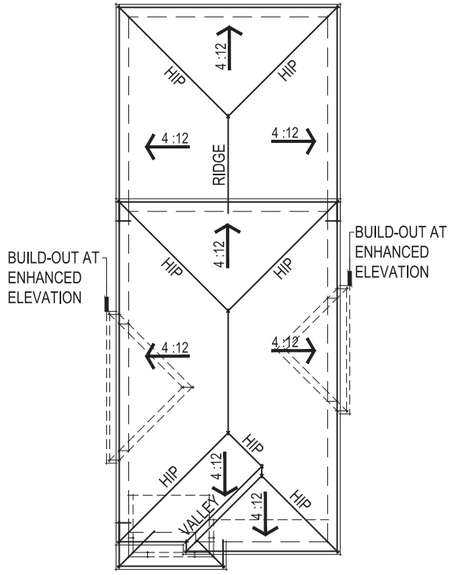
PLAN 1355 CRAFTSMAN ENHANCED ELEVATIONS
A009.1

Quarry Row
Rocklin, CA
September 25, 2019

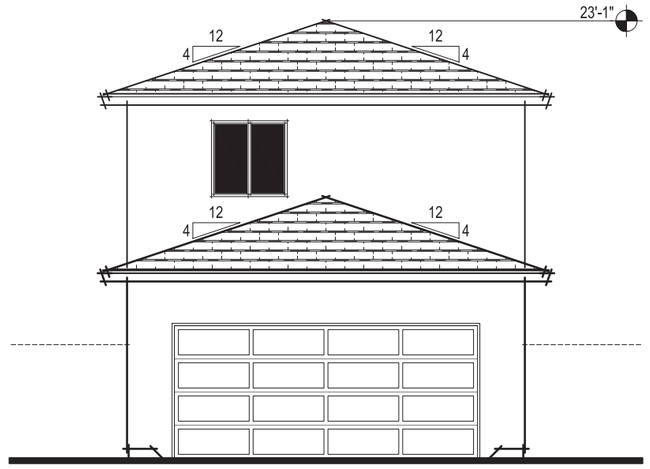
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

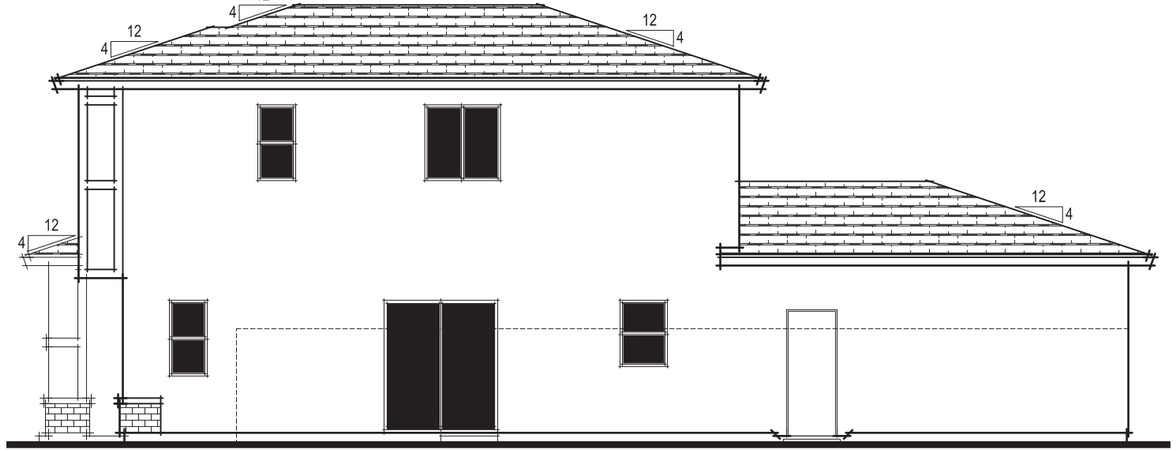
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



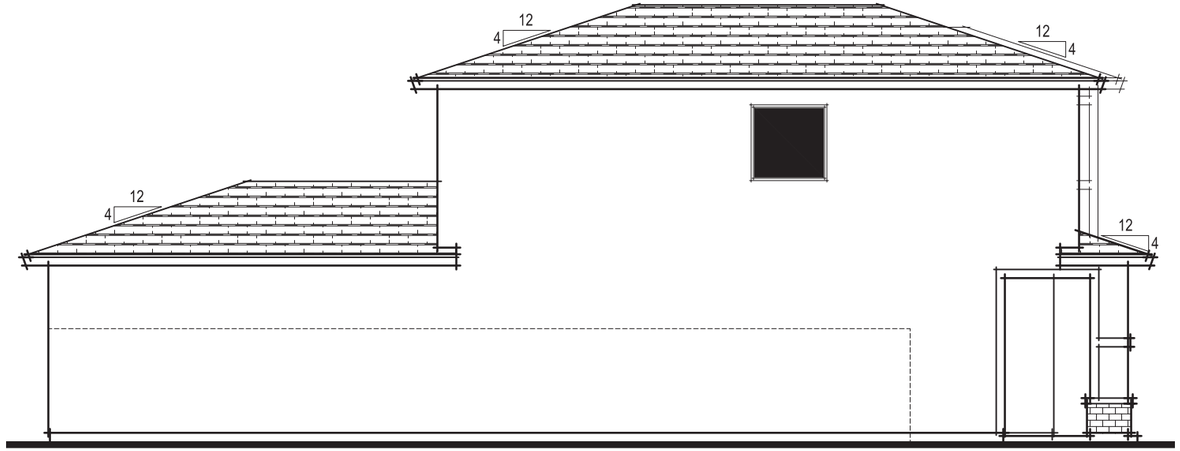

PRAIRIE ROOF PLAN




PRAIRIE REAR ELEVATION




PRAIRIE RIGHT ELEVATION




PRAIRIE LEFT ELEVATION

0 1' 2' 3' 4' 8'

PLAN 1355 PRAIRIE ELEVATIONS
A010

Quarry Row
Rocklin, CA
September 25, 2019

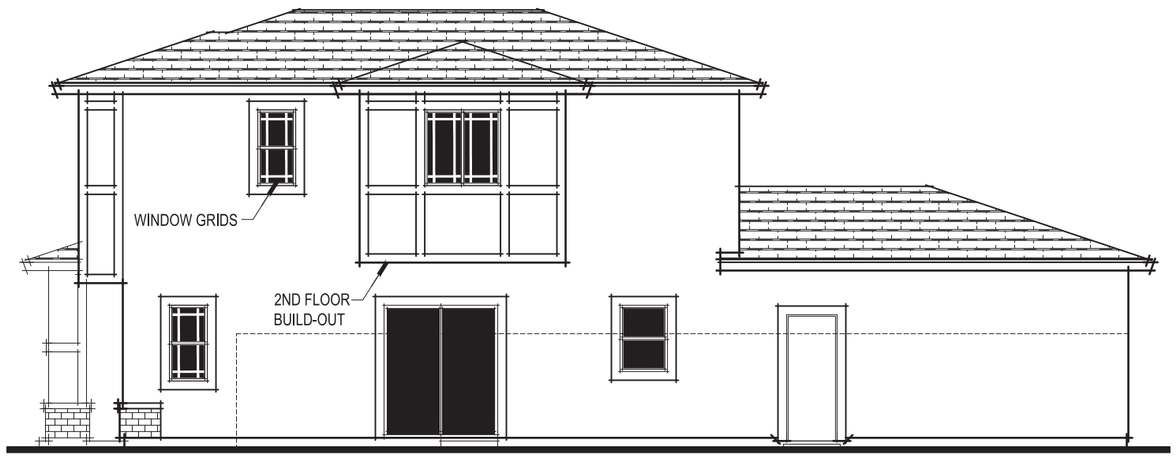
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

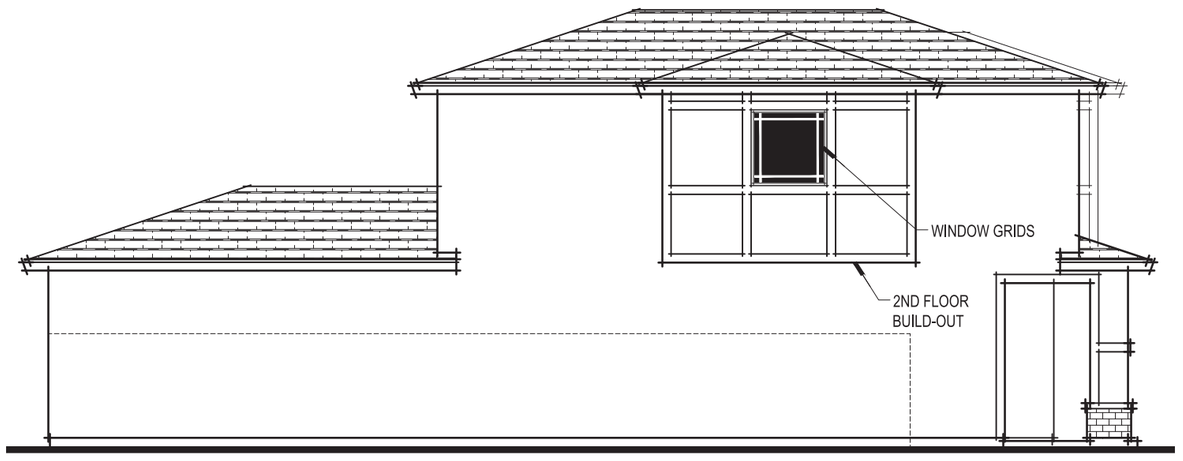
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



PRAIRIE ENHANCED REAR ELEVATION




PRAIRIE ENHANCED RIGHT ELEVATION




PRAIRIE ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

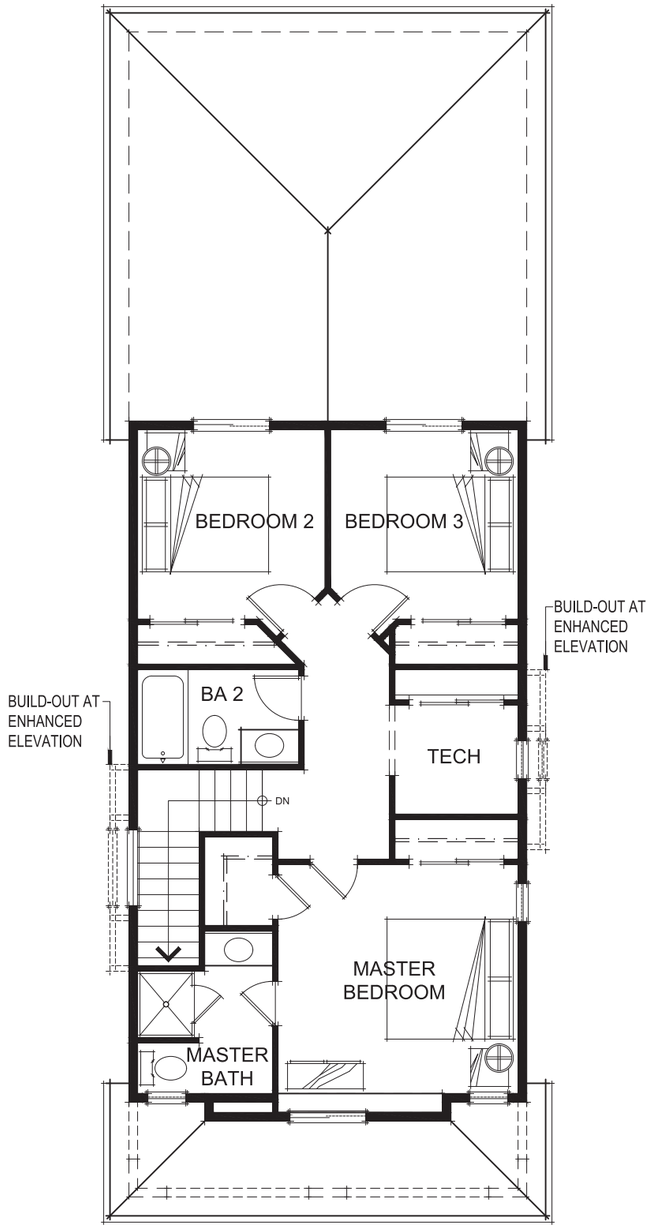
PLAN 1355 PRAIRIE ENHANCED ELEVATIONS
A010.1

Quarry Row
Rocklin, CA
September 25, 2019

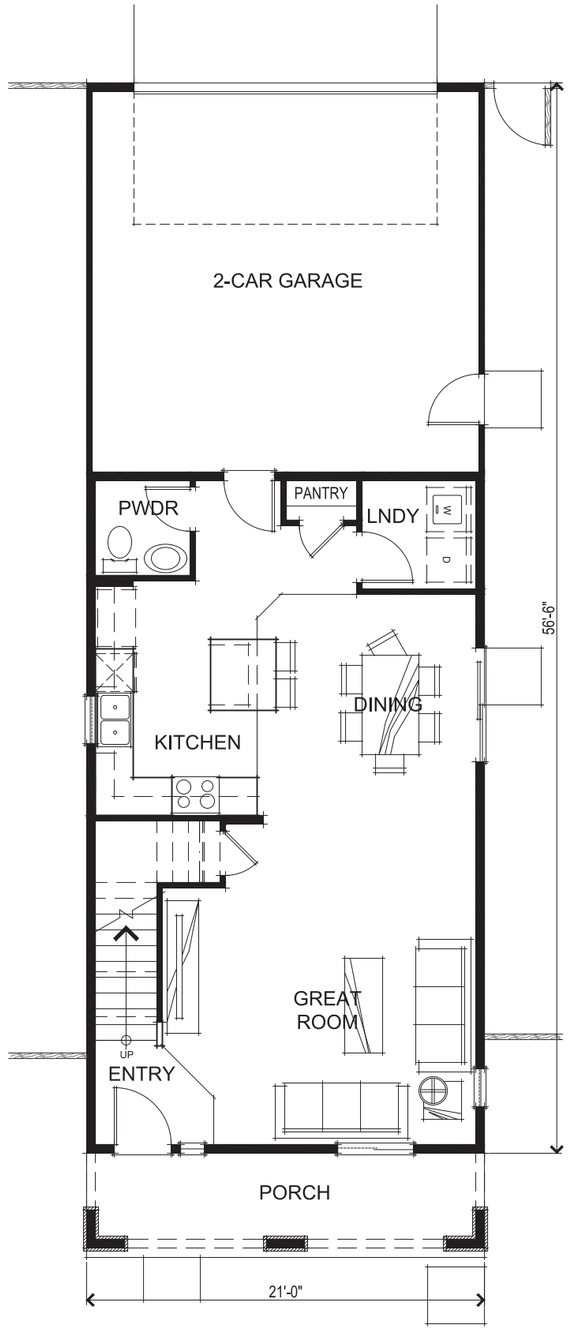
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects




SECOND FLOOR PLAN




PRAIRIE
FIRST FLOOR PLAN

| SQUARE FOOTAGES | |
|---|---|
| FIRST FLOOR | 755 SQ. FT. |
| SECOND FLOOR | 714 SQ. FT. |
| TOTAL LIVING | 1469 SQ. FT. |
| 2-CAR GARAGE | 431 SQ. FT. |

0 1' 2' 3' 4' 8'

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects




PRAIRIE FRONT ELEVATION




FARMHOUSE FRONT ELEVATION




CRAFTSMAN FRONT ELEVATION

0 1' 2' 3' 4' 8'

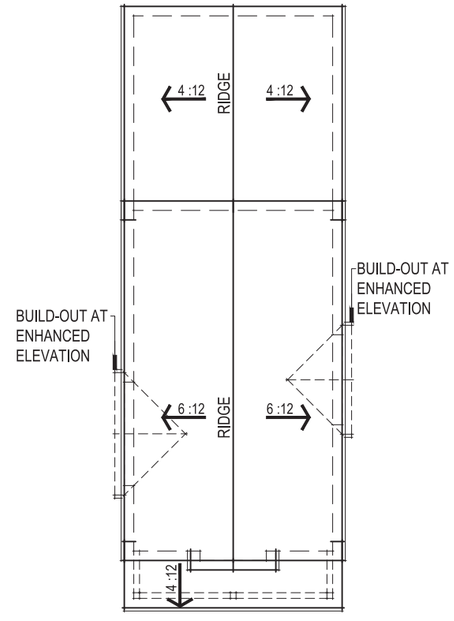
PLAN 1469 FRONT ELEVATIONS
A012

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

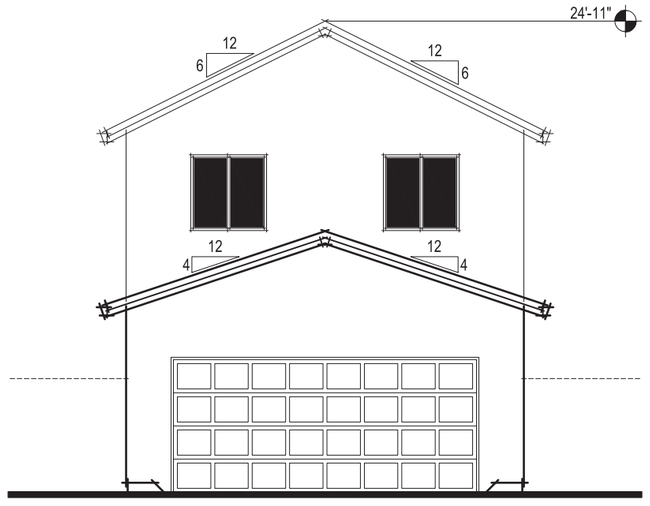
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

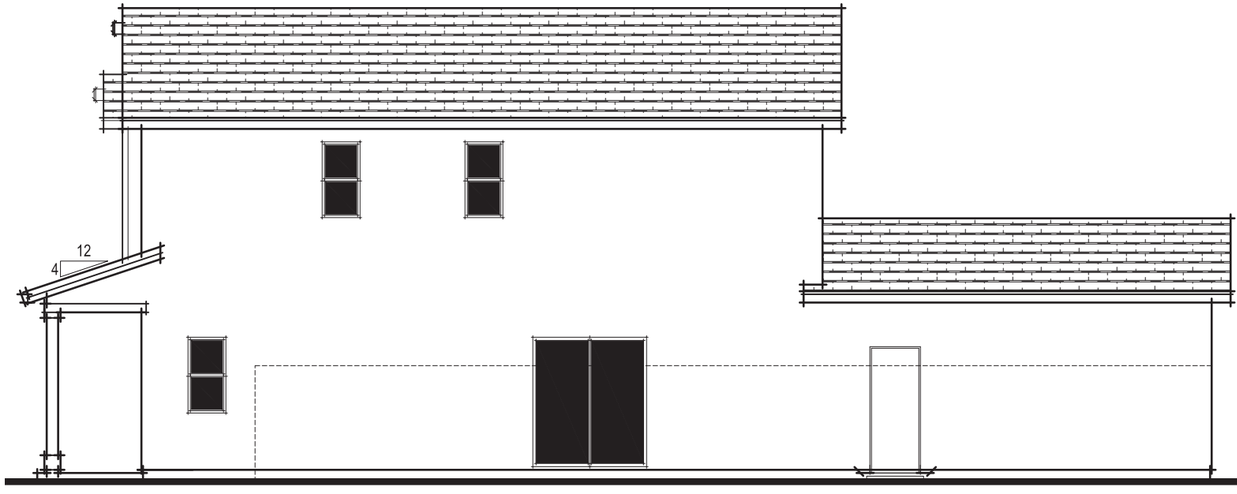



FARMHOUSE ROOF PLAN

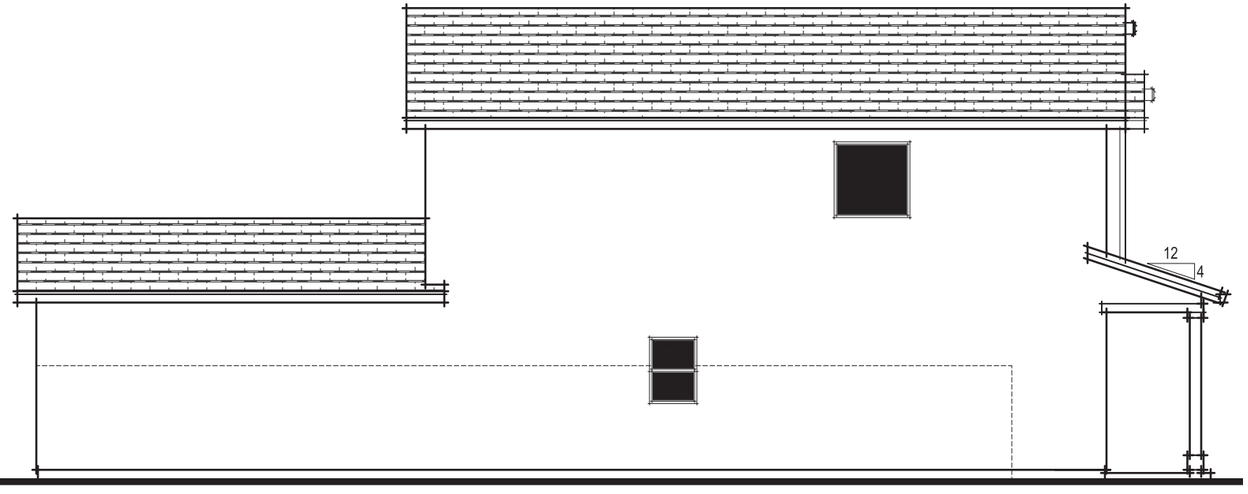
0 2' 4' 6' 8' 16'




FARMHOUSE REAR ELEVATION




FARMHOUSE RIGHT ELEVATION




FARMHOUSE LEFT ELEVATION

0 1' 2' 3' 4' 8'

PLAN 1469 FARMHOUSE ELEVATIONS
A013

Quarry Row
Rocklin, CA
September 25, 2019

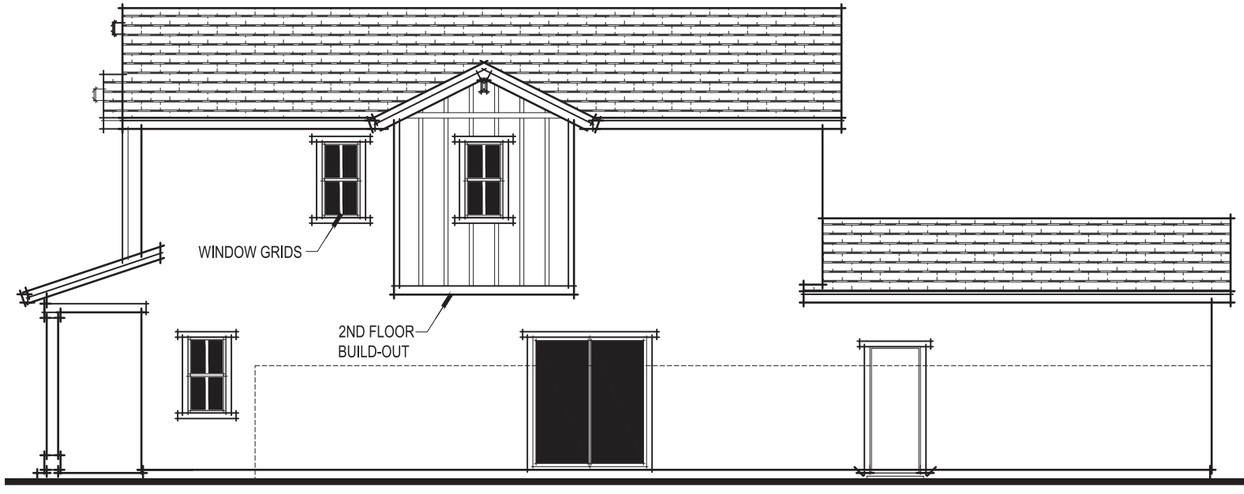
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

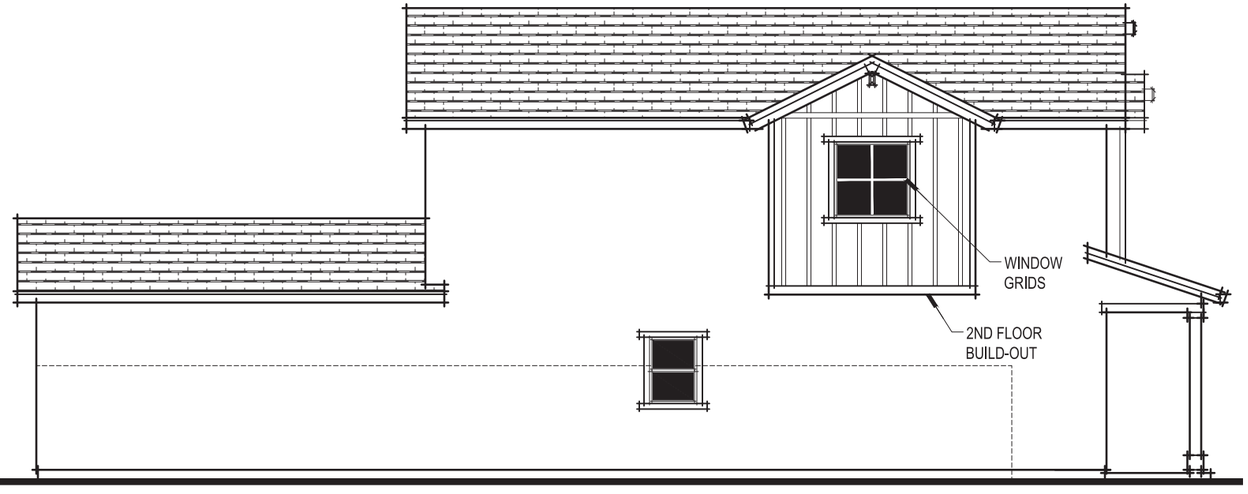
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



FARMHOUSE ENHANCED REAR ELEVATION




FARMHOUSE ENHANCED RIGHT ELEVATION




FARMHOUSE ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

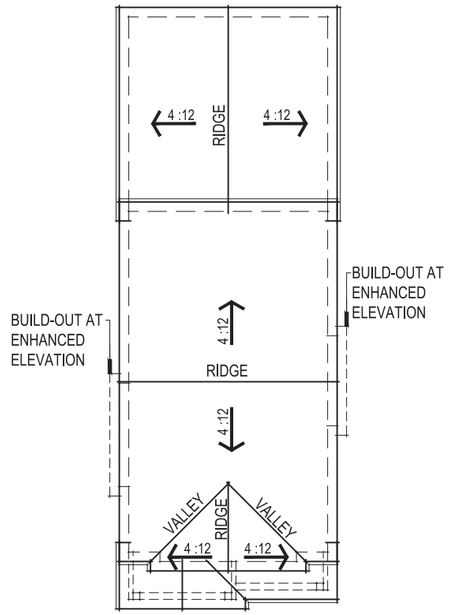
PLAN 1469 FARMHOUSE ENHANCED ELEVATIONS
A013.1

Quarry Row
Rocklin, CA
September 25, 2019

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

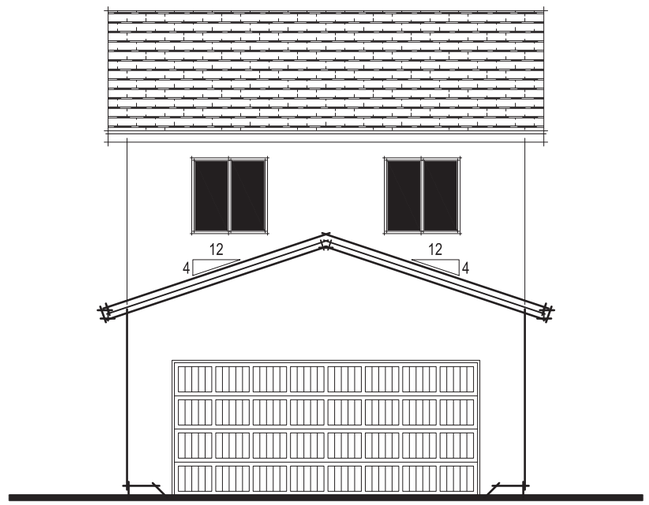
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects




CRAFTSMAN ROOF PLAN

0 2' 4' 6' 8' 16'




CRAFTSMAN REAR ELEVATION




CRAFTSMAN RIGHT ELEVATION




CRAFTSMAN LEFT ELEVATION

0 1' 2' 3' 4' 8'

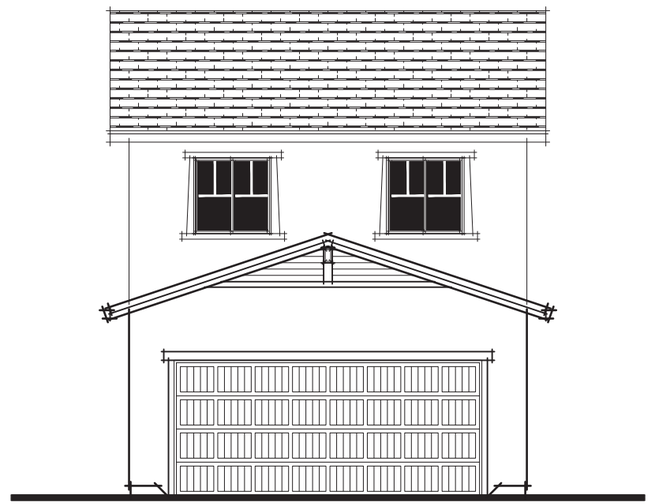
Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1469 CRAFTSMAN ELEVATIONS
A014

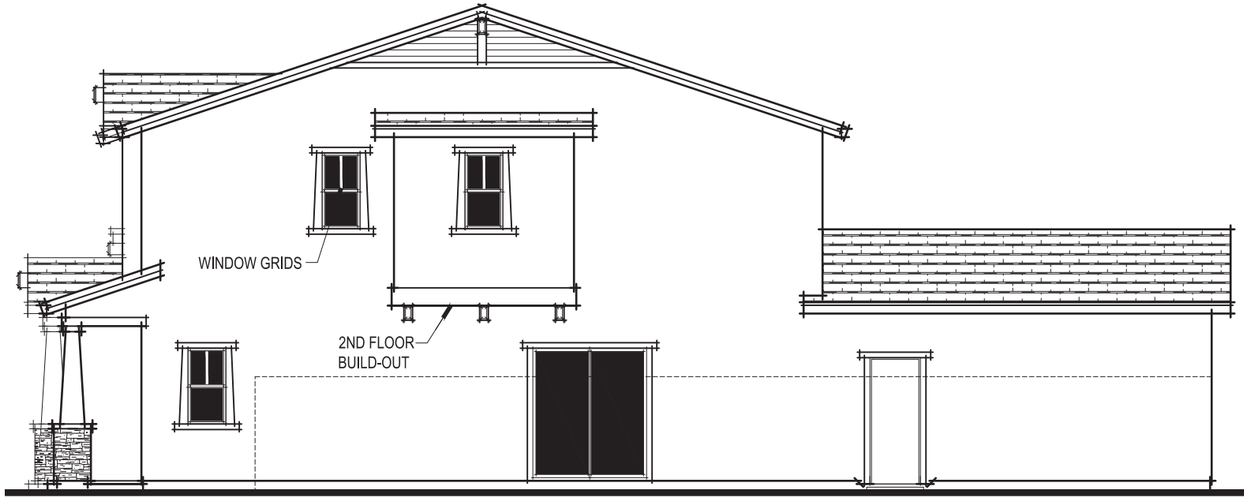
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

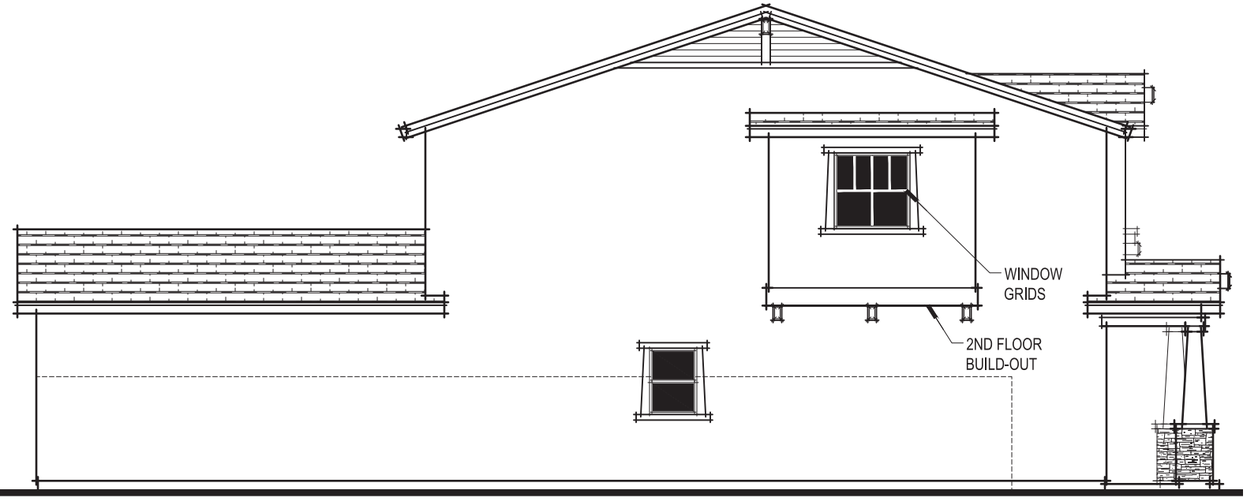
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



CRAFTSMAN ENHANCED REAR ELEVATION




CRAFTSMAN ENHANCED RIGHT ELEVATION




CRAFTSMAN ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

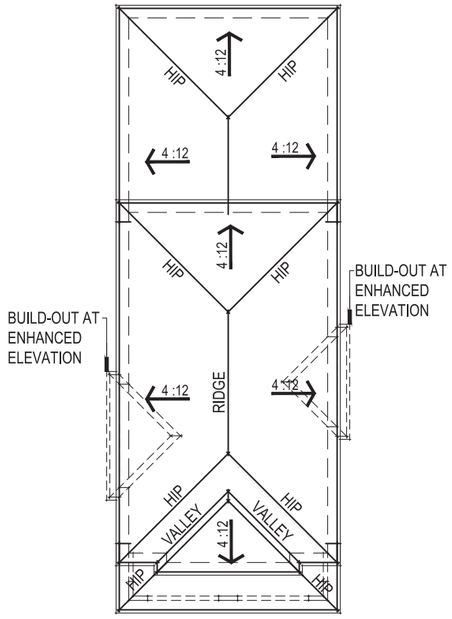
Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1469 CRAFTSMAN ENHANCED ELEVATIONS
A014.1

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

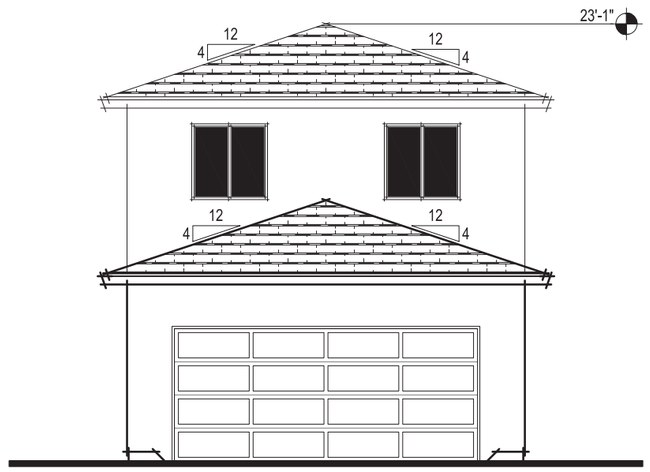
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

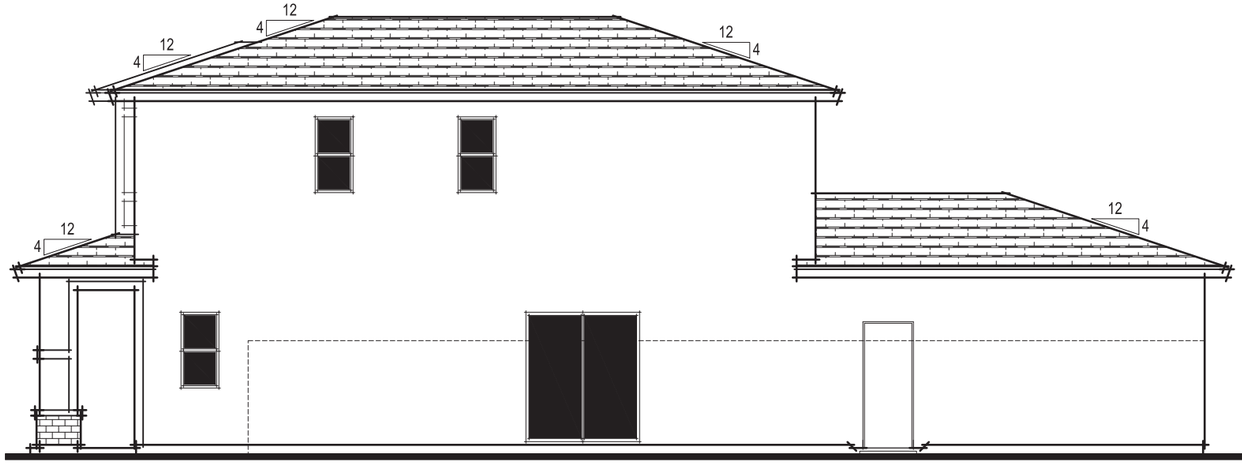



PRAIRIE ROOF PLAN

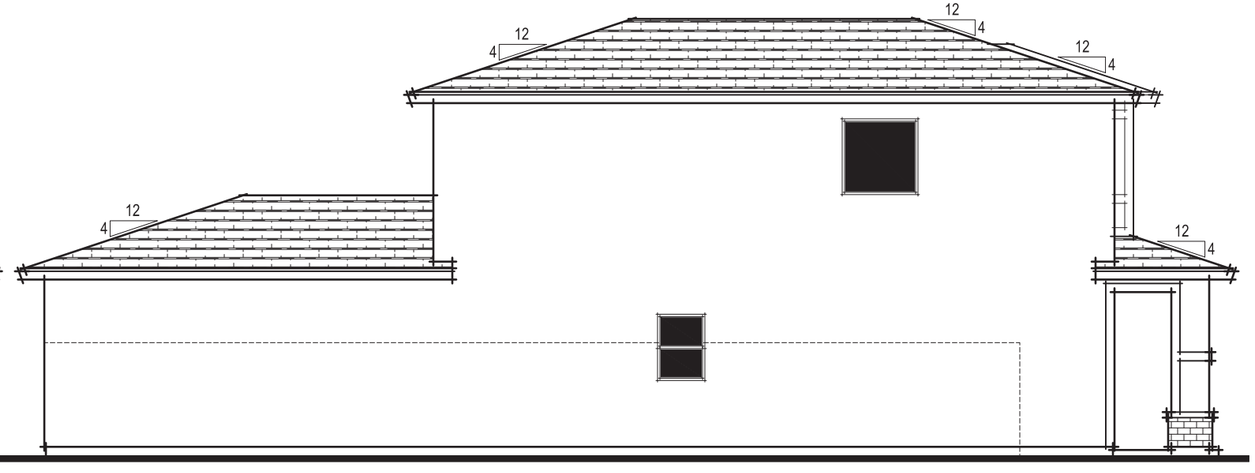
0 2' 4' 6' 8' 16'




PRAIRIE REAR ELEVATION




PRAIRIE RIGHT ELEVATION




PRAIRIE LEFT ELEVATION

0 1' 2' 3' 4' 8'

Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1469 PRAIRIE ELEVATIONS
A015

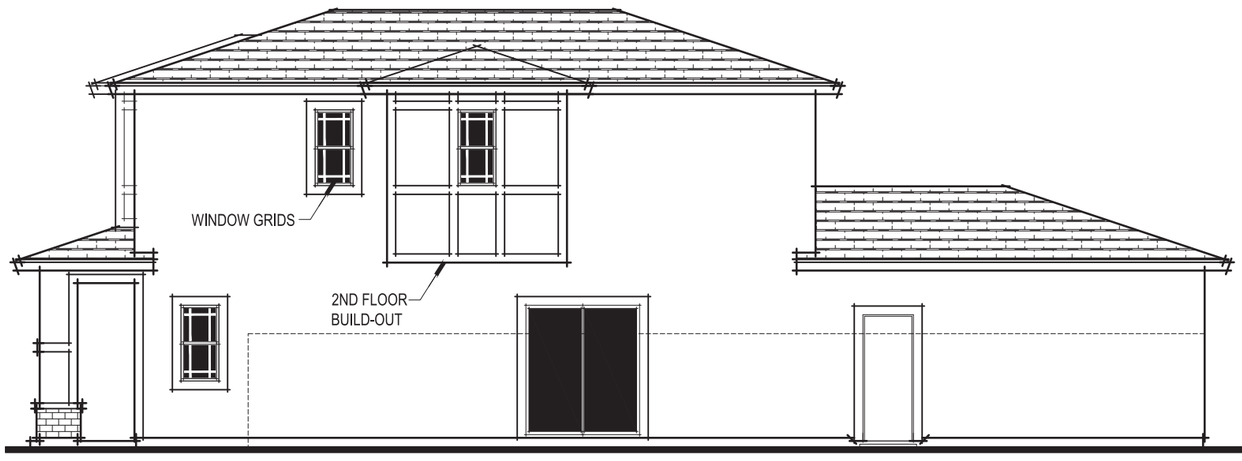
Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

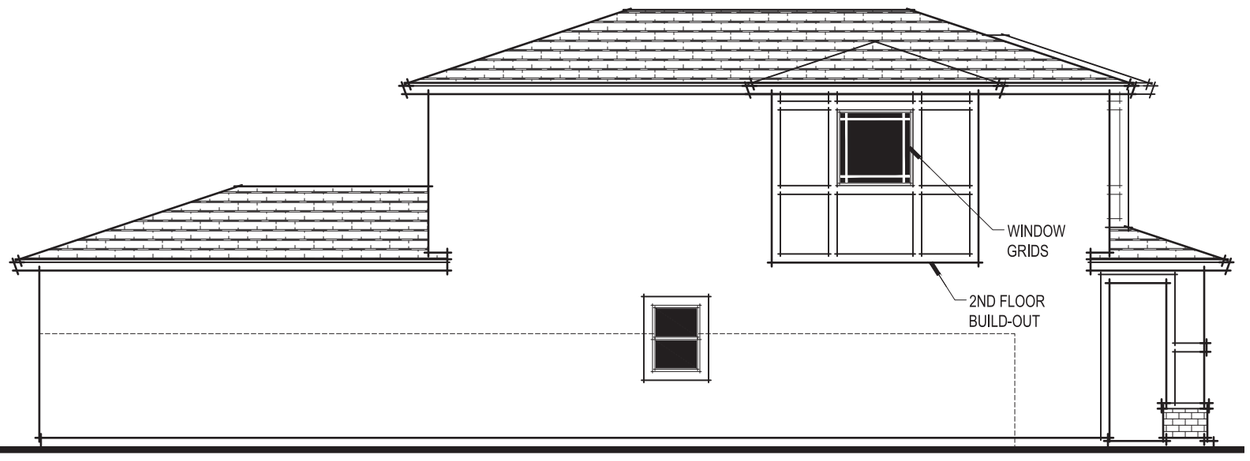
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



PRAIRIE ENHANCED REAR ELEVATION




PRAIRIE ENHANCED RIGHT ELEVATION




PRAIRIE ENHANCED LEFT ELEVATION

0 1' 2' 3' 4' 8'

Quarry Row
Rocklin, CA
September 25, 2019

PLAN 1469 PRAIRIE ENHANCED ELEVATIONS
A015.1

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

## SCHEME 1 - FARMHOUSE

**Roofing**
EAGLE
Bel Air
4679
Light Gray Range



**Body 1 & Garage Door**
SW0055 Light French Gray

**Accent & Entry Door**
SW0032 Needlepoint Navy

**Body 2**
SW2839 Roycroft Copper Red

**Trim**
SW7757 High Reflective White

## SCHEME 2 - FARMHOUSE

**Roofing**
EAGLE
Bel Air
4679
Light Gray Rance



**Body 1 & Garage Door**
SW9165 Gossamer Veil

**Accent & Entry Door**
SW7076 Cyberspace

**Body 2**
SW7074 Software

**Trim**
SW7008 Alabaster

## SCHEME 3 - FARMHOUSE

**Roofing**
EAGLE
Bel Air
4690
Pweter Bronze Blend



**Body 1 & Garage Door**
SW7671 On The Rocks

**Accent & Entry Door**
SW7645 Thunder Gray

**Body 2**
SW2826 Colonial Revival Green Stone

**Trim**
SW7004 Snowbound

***Note:*** *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

Quarry Row
Rocklin, CA
September 25, 2019

FARMHOUSE COLOR SCHEMES
A016

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

**SDG Architects, Inc.**
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

## SCHEME 4 - CRAFTSMAN

**Roofing**
EAGLE
Bel Air
4883
Hillsborough Blend



**Body 1 & Garage Door**
SW7051 Analytical Gray

**Accent & Entry Door**
SW7027 Well-Bred Brown

**Body 2**
SW7744 Zeus

**Trim**
SW7046 Anonymous

**Stone Accent**
Cultured Stone By BORAL
Umber Creek Country Ledgestone



## SCHEME 5 - CRAFTSMAN

**Roofing**
EAGLE
Bel Air
4671
Village Blend



**Body 1 & Garage Door**
SW7044 Amazing Gray

**Accent & Entry Door**
SW0045 Antiquarian Brown

**Body 2**
SW7522 Meadowlark

**Trim**
SW7047 Porpoise

**Stone Accent**
Cultured Stone By BORAL
Chardonnay Country Ledgestone



## SCHEME 6 - CRAFTSMAN

**Roofing**
EAGLE
Bel Air
4883
Hillsborough Blend



**Body 1 & Garage Door**
SW7024 Functional Gray

**Accent & Entry Door**
SW6146 Umber

**Body 2**
SW7025 Backdrop

**Trim**
SW7005 Pure White

**Stone Accent**
Cultured Stone By BORAL
Skyline Country Ledgestone



***Note:*** *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

Quarry Row
Rocklin, CA
September 25, 2019

CRAFTSMAN COLOR SCHEMES
A017

Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

## SCHEME 7 - PRAIRIE

**Roofing**
EAGLE
Bel Air
4883
Hillsborough Blend



**Accent & Entry Door**
SW7026 Griffin

**Body 1**
SW6078 Realist Beige

**Body 2**
SW6108 Latte

**Trim & Garage Door**
SW7627 White Heron

**Brick**
Boral Bessemer Collection
Old Guignard



## SCHEME 8 - PRAIRIE

**Roofing**
EAGLE
Bel Air
4671
Village Blend



**Accent & Entry Door**
SW2846 Roycroft Bronze Green

**Body 1**
SW7050 Useful Gray

**Body 2**
SW9127 At Ease Soldier

**Trim & Garage Door**
SW7054 Suitable Brown

**Brick**
Boral Bessemer Collection
Marsh Pointe



## SCHEME 9 - PRAIRIE

**Roofing**
EAGLE
Bel Air
4671
Village Blend



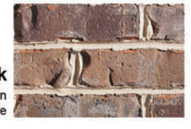
**Accent & Entry Door**
SW9154 Perle Noir

**Body 1**
SW7029 Agreeable Gray

**Body 2**
SW9171 Felted Wool

**Trim & Garage Door**
SW7024 Functional Gray

**Brick**
Boral Bessemer Collection
Mt. Rushmore



***Note:*** *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*




Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

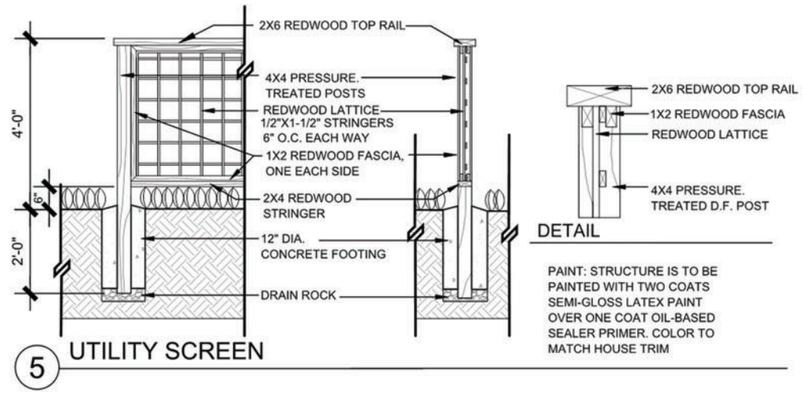


Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.



SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects






5 UTILITY SCREEN




Express HOMES
a D.R. Horton Company
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461



Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.



SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

File: N:\Proj\15XX\1564\Dwg\Exhibits\FIT LOT\FIT LOT PLAN.dwg Oct 01, 2019 - 2:51pm ewinkler

# QUARRY ROW
## LOT FIT SITING PLAN
### ROCKLIN, CALIFORNIA

**SEPTEMBER 2019**
**SHEET 1 OF 1**

NOTES:

THE LOT FIT SITING PLAN ASSUMES THE LARGEST OF THE THREE PROPOSED BUILDING FOOTPRINTS (E.G., THE 1,469 SF PLAN) LOCATED ON EACH LOT, EXCEPT ON THREE LOTS (1, 17 AND 45). ON THESE THREE LOTS THE SMALLEST PLAN (1,205 SF PLAN) IS PLOTTED AND REPORTED IN THE LOT FIT SITING INFORMATION TABLE.

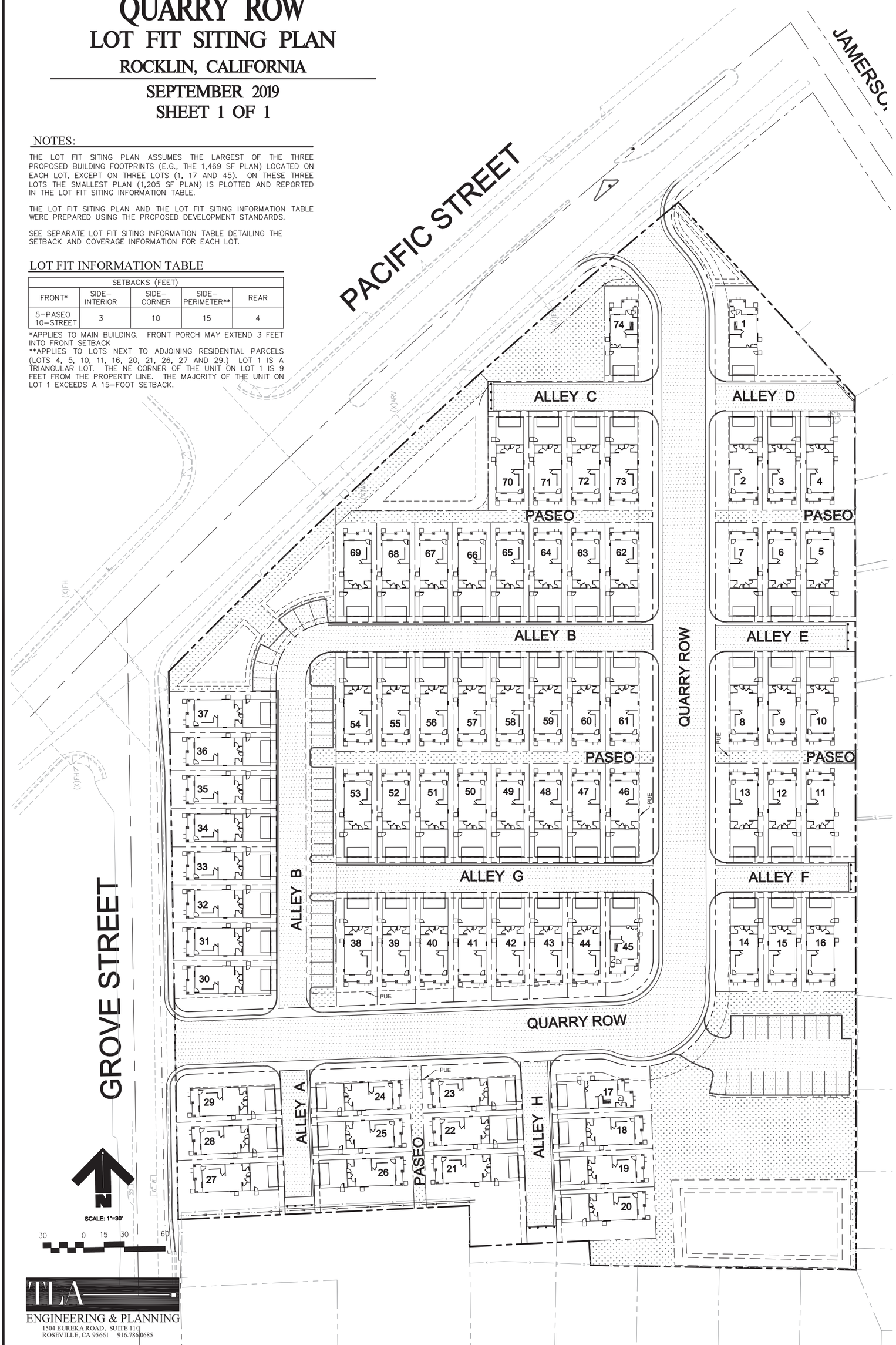
THE LOT FIT SITING PLAN AND THE LOT FIT SITING INFORMATION TABLE WERE PREPARED USING THE PROPOSED DEVELOPMENT STANDARDS.

SEE SEPARATE LOT FIT SITING INFORMATION TABLE DETAILING THE SETBACK AND COVERAGE INFORMATION FOR EACH LOT.

LOT FIT INFORMATION TABLE

| SETBACKS (FEET) | | | | |
|---|---|---|---|---|
| FRONT* | SIDE–INTERIOR | SIDE–CORNER | SIDE–PERIMETER** | REAR |
| 5–PASEO<br>10–STREET | 3 | 10 | 15 | 4 |

*APPLIES TO MAIN BUILDING. FRONT PORCH MAY EXTEND 3 FEET INTO FRONT SETBACK
**APPLIES TO LOTS NEXT TO ADJOINING RESIDENTIAL PARCELS (LOTS 4, 5, 10, 11, 16, 20, 21, 26, 27 AND 29.) LOT 1 IS A TRIANGULAR LOT. THE NE CORNER OF THE UNIT ON LOT 1 IS 9 FEET FROM THE PROPERTY LINE. THE MAJORITY OF THE UNIT ON LOT 1 EXCEEDS A 15–FOOT SETBACK.




TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

Quarry Row: Lot Fit Siting Information (Sept. 30, 2019)
Note: 1,469 SF plan located on all lots except lots 1, 17, and 45. 1,205 SF plan located on these three lots.

| Lot No. | Setbacks (feet) | | | | | Lot Coverage % |
|---|---|---|---|---|---|---|
| | Front | Side - interior | Side – corner | Side - perimeter | Rear | |
| 1 | 5 | - | 10 | 9* | 4 | 23 |
| 2 | 5 | 3 | 10 | - | 4 | 47 |
| 3 | 5 | 3 | - | - | 4 | 58 |
| 4 | 5 | 3 | - | 15 | 4 | 41 |
| 5 | 5 | 3 | - | 15 | 4 | 41 |
| 6 | 5 | 3 | - | - | 4 | 58 |
| 7 | 5 | 3 | 10 | - | 4 | 47 |
| 8 | 5 | 3 | 10 | - | 4 | 47 |
| 9 | 5 | 3 | - | - | 4 | 58 |
| 10 | 5 | 3 | - | 15 | 4 | 41 |
| 11 | 5 | 3 | - | 11 | 4 | 41 |
| 12 | 5 | 3 | - | - | 4 | 58 |
| 13 | 5 | 3 | 10 | - | 4 | 47 |
| 14 | 5 | 3 | 10 | - | 4 | 46 |
| 15 | 5 | 3 | - | - | 4 | 58 |
| 16 | 5 | 3 | - | 15 | 4 | 41 |
| 17 | 5 | 3 | 10 | - | 4 | 37 |
| 18 | 5 | 3 | - | - | 4 | 58 |
| 19 | 5 | 3 | - | - | 4 | 58 |
| 20 | 5 | 3 | - | 14 | 4 | 43 |
| 21 | 5 | 3 | - | 15 | 4 | 28 |
| 22 | 5 | 3 | - | - | 4 | 58 |
| 23 | 5 | 3 | 10 | - | 4 | 47 |
| 24 | 5 | 3 | 10 | - | 4 | 47 |
| 25 | 5 | 3 | - | - | 4 | 58 |
| 26 | 5 | 3 | - | 15 | 4 | 39 |
| 27 | 10 | 3 | - | 15 | 4 | 35 |
| 28 | 10 | 3 | - | - | 4 | 55 |
| 29 | 10 | 3 | 10 | - | 4 | 44 |
| 30 | 10 | 3 | 10 | - | 4 | 44 |
| 31 | 10 | 3 | - | - | 4 | 56 |
| 32 | 10 | 3 | - | - | 4 | 56 |
| 33 | 10 | 3 | - | - | 4 | 55 |
| 34 | 10 | 3 | - | - | 4 | 55 |
| 35 | 10 | 3 | - | - | 4 | 55 |
| 36 | 10 | 3 | - | - | 4 | 54 |
| 37 | 10 | 3 | - | - | 4 | 50 |
| *This is only at one building corner. Otherwise, setback > 15 feet. | | | | | | |

Quarry Row: Lot Fit Siting Information (Sept. 30, 2019)
Note: 1,469 SF plan located on all lots except lots 1, 17, 45 and 74. 1,205 SF plan located on these four lots.

| Lot No. | Setbacks (feet) | | | | | Lot Coverage % |
|---|---|---|---|---|---|---|
| | Front | Side - interior | Side – corner | Side - perimeter | Rear | |
| 38 | 10 | 3 | - | - | 4 | 48 |
| 39 | 10 | 3 | - | - | 4 | 52 |
| 40 | 10 | 3 | - | - | 4 | 52 |
| 41 | 10 | 3 | - | - | 4 | 53 |
| 42 | 10 | 3 | - | - | 4 | 54 |
| 43 | 10 | 3 | - | - | 4 | 54 |
| 44 | 10 | 3 | - | - | 4 | 55 |
| 45 | 10 | 3 | 10 | - | 4 | 40 |
| 46 | 5 | 3 | 10 | - | 4 | 47 |
| 47 | 5 | 3 | - | - | 4 | 58 |
| 48 | 5 | 3 | - | - | 4 | 58 |
| 49 | 5 | 3 | - | - | 4 | 58 |
| 50 | 5 | 3 | - | - | 4 | 58 |
| 51 | 5 | 3 | - | - | 4 | 58 |
| 52 | 5 | 3 | - | - | 4 | 58 |
| 53 | 5 | 3 | - | - | 4 | 54 |
| 54 | 5 | 3 | - | - | 4 | 54 |
| 55 | 5 | 3 | - | - | 4 | 58 |
| 56 | 5 | 3 | - | - | 4 | 58 |
| 57 | 5 | 3 | - | - | 4 | 58 |
| 58 | 5 | 3 | - | - | 4 | 58 |
| 59 | 5 | 3 | - | - | 4 | 58 |
| 60 | 5 | 3 | - | - | 4 | 58 |
| 61 | 5 | 3 | 10 | - | 4 | 47 |
| 62 | 5 | 3 | 10 | - | 4 | 47 |
| 63 | 5 | 3 | - | - | 4 | 58 |
| 64 | 5 | 3 | - | - | 4 | 58 |
| 65 | 5 | 3 | - | - | 4 | 58 |
| 66 | 5 | 3 | - | - | 4 | 58 |
| 67 | 5 | 3 | - | - | 4 | 58 |
| 68 | 5 | 3 | - | - | 4 | 58 |
| 69 | 5 | 3 | - | - | 4 | 54 |
| 70 | 5 | 3 | - | - | 4 | 54 |
| 71 | 5 | 3 | - | - | 4 | 58 |
| 72 | 5 | 3 | - | - | 4 | 58 |
| 73 | 5 | 3 | 10 | - | 4 | 47 |
| 74 | 5 | 3 | 10 | - | 4 | 50 |

RESOLUTION NO. 2024-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR TIME EXTENSION OF A TENTATIVE SUBDIVISION MAP, AN OAK TREE PRESERVATION PLAN PERMIT, AND A DESIGN REVIEW (QUARRY ROW TIME EXTENSION / SD2016-0003, TRE2016-0002 and DR2016-0003)

The City Council of the City of Rocklin does resolve as follows:

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

A. On January 26, 2021, the City Council of the City of Rocklin approved a Tentative Subdivision Map (SD2016-0003) and Oak Tree Preservation Plan Permit (TRE2016-0002) via City Council Resolution No. 2021-20 and a Design Review (DR2016-0003) via City Council Resolution No. 2021-21 to allow for the architectural design and development of 74 single-family residential lots and the removal of five (5) oak trees.

B. An Environmental Impact Report (EIR) was previously approved by the Rocklin City Council via Resolution No. 2021-18. Project specific analysis was conducted and potential impacts of the Quarry Row project were identified in the EIR document. Because no changes are proposed as part of this request for extension to the previously approved project, pursuant to Section 15162 of California Code of Regulations, Title 14, Division 6, Chapter 3 (“CEQA Guidelines”), no additional environmental review is required.

C. The project applicant has applied to extend the three project entitlements (SD2016-0003, TRE2016-0002, and DRE2016-0003) for two additional years through January 26, 2026, consistent with the provisions of the Rocklin Municipal Code.

D. The approved project, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The approved project, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the approved type and density of development.

G. The approved design of this project is compatible with surrounding development, natural features and constraints.

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

I. The design of the approved project and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

J. The design of the approved project and type of improvements will not cause serious public health problems.

K. The design of the approved project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

L. The design of the approved project provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The extensions of time for the Quarry Row Tentative Subdivision Map (SD2016-0003) and Oak Tree Preservation Plan Permit (TRE2016-0002), originally approved by City Council Resolution No. 2021-20, and the Design Review (DR2016-0003), originally approved by City Council Resolution No. 2021-21, are hereby approved, subject to the original terms and conditions of those approvals, any subsequent amendments thereto, and the conditions described below.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolutions No. 2021-20 and No. 2021-21 for two years, to January 26, 2026.

2. The originally-approved resolutions and associated exhibits shall govern the design and construction of the project.

PASSED AND ADOPTED this 13th day of February, 2024, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Greg Janda, Mayor

ATTEST:

_____
Haley Reid, Acting City Clerk