



New Project Information

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

Application Received: March 28, 2022

Project Name and Requested Approvals:

UNIVERSITY SQUARE
DESIGN REVIEW, DR2022-0002
CONDITIONAL USE PERMIT, U2022-0001

{Note: a concurrent Tentative Parcel Map application (DL2022-0001) is being processed, but has been referred out for comments separately to allow it to process more quickly.}

Staff Description of Project:

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 daycare, a gas station with convenience store and carwash, a hotel, and four shops/pad buildings that include retail space and three quick serve restaurants with drive-throughs, along with the associated site improvements, including parking, landscaping, and pedestrian amenities/outdoor dining.

Location:

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. APN 017-276-007.

Existing Land Use Designations:

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

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

Compliance with the California Environmental Quality Act:

A Mitigated Negative Declaration of Environmental Impacts for the Estia at Rocklin and University Commercial (aka University Square) combined project was previously approved by the Rocklin City Council through Resolution No. 2022-192. The requested design review and conditional use permit entitlements are generally consistent with the project analyzed by the approved Mitigated Negative Declaration and therefore additional analysis is not anticipated to be required.

Applicant & Property Owner:

The applicant is Jeffrey Thompson with Morton and Pitalo, Inc. The property owner is Joseph Mohamed, Trustee of the Joseph Mohamed, Sr. & Shirley M. Mohamed Charitable Remainder Unitrust II.

Attached Information:

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

P:\PUBLIC PLANNING FILES\Request for Comment\2023\5 - University Square DR & CUP\2-Project Information (US DR-CUP).docx



City of Rocklin

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



UNIVERSAL APPLICATION FORM

NAME OF PROJECT: University Commercial Center

LOCATION: Sunset Blvd & University Ave, Rocklin, California

ASSESSOR'S PARCEL NUMBERS: 017-176-007-000

DATE OF APPLICATION (STAFF): 3/28/22 RECEIVED BY (STAFF INITIALS): JH/MC

FILE NUMBERS (STAFF): DL 2022-002, W 2022-001, DL 2022-001 FEES: \$23,952.00

RECEIPT No.: 847614

Pre-Application Meeting Requirements:
It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.
Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.
DATE OF PRE-APPLICATION MEETING: 12-22-2020

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

Grid of checkboxes for entitlements: General Plan Amendment (GPA), BARRO Zone Application (BZ), Rezone (Reclassification) (Z), General Development Plan (PDG), Concurrent Application (2 or more entitlements), Tentative Subdivision Map (SD), Tentative Parcel Map (DL), Design Review (DR), Use Permit (U), Minor (PC Approval - New Bldg), Minor (PC Approval - Existing Bldg), Major (CC Approval), Variance (V), Oak Tree Preservation Plan Permit, Planning Commission, City Council, Modification to Approved Projects.

Environmental Requirements (STAFF): Exempt - [], Negative Declaration - [], Mitigated Negative Declaration - \$6,659.00, EIR - See Fee Schedule []

15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>BP</u>	Acres: <u>10.00</u>	<u>SPW</u> <input checked="" type="checkbox"/> Pub. Sewer	<u> </u> Pub. Sewer
Proposed: <u>BP</u>	Square Feet: <u>435,600</u>	<u> </u> Septic Sewer	<u> </u> Septic Sewer
ZONING:	Dimensions: <u>~875'x700'</u>	<u>PCW</u> <input checked="" type="checkbox"/> Pub. Water	<u> </u> Pub. Water
Existing: <u>PD-C</u>	No. of Units: <u>7</u>	<u> </u> Well Water	<u> </u> Well Water
Proposed: <u>PD-C</u>	Building Size: <u>See Site Plan</u>	<u>PG&E</u> <input checked="" type="checkbox"/> Electricity	<u> </u> Electricity
	Proposed Parking: <u>340</u>	<u>PG&E</u> <input checked="" type="checkbox"/> Gas	<u> </u> Gas
	Required Parking: <u>286</u>	<u>AT&T</u> <input checked="" type="checkbox"/> Cable	<u> </u> Cable
	Access: <u>22</u>		

PROJECT REQUEST:
 Request approval the entitlement phase of the University Commercial Center project. See supplemental separate project description.

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

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

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Rohit Ranchhod

ADDRESS: 4302 Redwood HWY, Suite 200

CITY: San Rafael STATE: CA ZIP: 94903

PHONE NUMBER: (916) 761-5602

EMAIL ADDRESS: rohit@hospitalitymgnt.com

FAX NUMBER: N/A

SIGNATURE OF OWNER Rohit Ranchhod Digitally signed by Rohit Ranchhod
Date: 2022.03.23 20:00:30 -07'00'

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

NAME OF APPLICANT Morton & Pitalo, Inc.
(If different than owner):

CONTACT: Jeff Thompson

ADDRESS: 600 Coolidge Drive, Suite 140

CITY: Folsom STATE: CA ZIP: 95630

PHONE NUMBER: (916) 496-8771

EMAIL ADDRESS: jthompson@mpengr.com

FAX NUMBER: (916) 357-7888

SIGNATURE OF APPLICANT 

AGENT AUTHORIZATION FORM

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

Project Name: University Commercial Center
Location: Sunset Blvd & University Ave, Rocklin, California
Assessors Parcel Number(s): 017-279-007-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
TPM, UP, DR

Name of person and / or firm authorized to represent property owner (Please print):
Jeff Thompson / Morton & Pitalo, Inc.

Address: 600 Coolidge Drive, Suite 140

City: Folsom State: CA Zip: 95630

Phone Number: (916) 496-8771 Fax Number: (916) 357-7888

Email Address: jthompson@mpengr.com

The above named person or firm is authorized as:

Agent () Buyer () Lessee ()

The above named person or firm is authorized to (check all that are applicable):

() File any and all papers in conjunction with the aforementioned request, including signing the application

() Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

() Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

() Unrestricted () Valid until:

Owners Authorization Signature & Date:

Signature: Rohit Ranchhod Digitally signed by Rohit Ranchhod Date: 2022.03.23 20:00:46 -07'00' Date: 3/23/2022

Owners Name (Please Print): Rohit Ranchhod

Owners Address: 4302 Redwood HWY, Suite 200

City: San Rafael State: CA Zip: 94903

Phone Number: 916.761.5602

Email Address: rohit@hospitalitymgnt.com



January 13, 2023

University Square at Rocklin

Project Description/Justification

The proposal is for the commercial portion of the Estia project that is located at the North West corner of Sunset Boulevard and University Avenue, directly across the street from William Jessup University. The project includes two separate and distinct components: a residential component and a commercial component. The multi-family residential component is on 20 ± acres of the total 30 ± acres for the project at APN 017-279-007-000. The commercial component is on the remaining 10 ± acres and connects with the residential project.

The commercial component includes constructing a shopping center on the 10 ± acres of the property set aside for commercial. The project proposes to create seven (7) commercial parcels ranging in size from 0.71 acres to 3.00 acres. The commercial center will include a 116-room, 4-story hotel, a daycare facility, fuel station (with car wash), and various retail and restaurant uses serving the proposed residential community, William Jessup University, Highway 65, and surrounding offices / industrial uses.

Table 1 – Project Summary

PARCEL	PARCEL (Acres)	BLDG	USE	SF (lot coverage)	CODE per/SF	BY USE # Prkg	PARKING PROVIDED	EV	ACCESSIBLE	BIKE (Short term)	BIKE (Long term)
1	3.00	Hotel (120 rooms)	Hotel	72,000 (14%)	Room	120	122	10 req. 10 prov.	5 req. 6 prov.	6 req. 6 prov.	tbd per employees
2	1.33	Fuel (12 fuel pst)	Gas Station	3,700 (6.4%)	300	12	18	1 req. 1 prov.	2 req. 2 prov.	2 req. 2 prov.	tbd per employees
3	1.43	Shops 2 (w/DT)	Food / Retail	7,800 (12.5%)	200	39	39	4 req. 4 prov.	4 req. 4 prov.	2 req. 2 prov.	tbd per employees
4	1.01	QSR 2	Drive - Thru	2,500 (5.7%)	100	25	25	1 req. 1 prov.	2 req. 2 prov.	2 req. 2 prov.	tbd per employees
5	0.71	QSR 1	Drive - Thru	2,500 (8.1%)	100	25	25	1 req. 1 prov.	2 req. 2 prov.	2 req. 2 prov.	tbd per employees
6	1.22	Daycare	Child Care Facility	10,000 (18.8%)	300	33	33	3 req. 3 prov.	2 req. 2 prov.	2 req. 2 prov.	tbd per employees
7	1.30	Shops 1	Food / Retail	10,000 (17.7%)	200	50	66	4 req. 4 prov.	4 req. 4 prov.	3 req. 3 prov.	tbd per employees
TOTAL	10.00			108,500		304	328	24 req. 24 prov.	21 req. 22 prov.	19 req. 19 prov.	tbd per employees
				FAR=	0.249						

In total the project proposes 108,500 square-feet with a resulting floor area ratio of 0.249. A total of 328 parking spaces are proposed, exceeding the City’s minimum requirement of 304 parking spaces. The parking total will include 24 future electric vehicle charging

Morton & Pitalo, Inc.
 Civil Engineering *Land Surveying*Land Planning
 600 Coolidge Drive, Suite 140, Folsom, CA 95630
 (916) 927-2400



locations, 22 ADA accessible parking spaces with both short term and long-term bicycle parking.

Site circulation will include a connection to the Estia residential project, a right-in / right-out driveway on Sunset Boulevard, and two driveway connections to University Avenue. The main driveway access is proposed to be from a roundabout on University Ave. with several enhanced entry features to create a sense of arrival.

The project is seeking approval of a Tentative Parcel Map, Design Review, and a Minor Use Permit for the hotel building height (55 feet), daycare, and fuel station car wash.

1. The proposed hotel will have a building height of 49'-8" with roof articulation and equipment screening for a total height of 52'-0".
2. The 10,000± square foot preschool/daycare is proposed with a 13,700 ± square foot playground. The daycare is set back fifteen feet from the residential property line at the closest point. The daycare is not at a twenty-five-foot setback from the residential property line since both zones are Planned Development Commercial. In addition to the traditional areas of language arts, mathematics, science and social studies, the curriculum also provides learning experiences in creative and dramatic arts, character education and technology, and physical fitness and health, including our participation in the national Let's Move initiative. The facility will provide hot, nutritious lunches and two snacks each day to all enrolled children.

- Approx # of teachers: 10-15 Teachers
- Hours of operation: 6:30 am – 6:30 pm
- Approximate # of children: 165 Kids
- Ages of children: 6 weeks to 6 years

3. A car wash is proposed which will be an ancillary use to the proposed fuel station and convenience store. The fuel station may operate 24-hours and includes the sale of tobacco, beer, and wine.

The remainder of the site proposed two (2) quick serve restaurants, and two (2) shops/retail buildings, one of which can have a drive-thru/pick-up lane. QSR 1 will queue 10 ± cars, QSR 2 will queue 12 ± cars, and the end cap on Shops 2 will queue 16 ± cars. An alternative site plan is also being proposed for approval which eliminates one of the two quick service restaurants and replaces the use with a free-standing sit-down restaurant. The sit-down restaurant would be subject to a future design review permit for the building; however, the site plan and alternative parcel configuration would be approved with the entitlement.



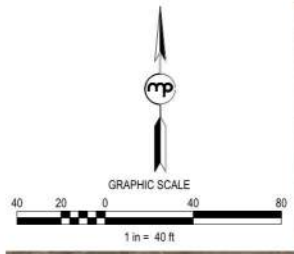
The site also provides for outdoor gathering spaces, patios, and has connectivity with the proposed adjacent residential development. Two locations have been identified for the placement of public art with the specific design to be selected prior to construction and/or certificate of completion.

The University Square at Rocklin architectural features complement the Estia project and exemplifies the Modern style described within the University District Guidelines.

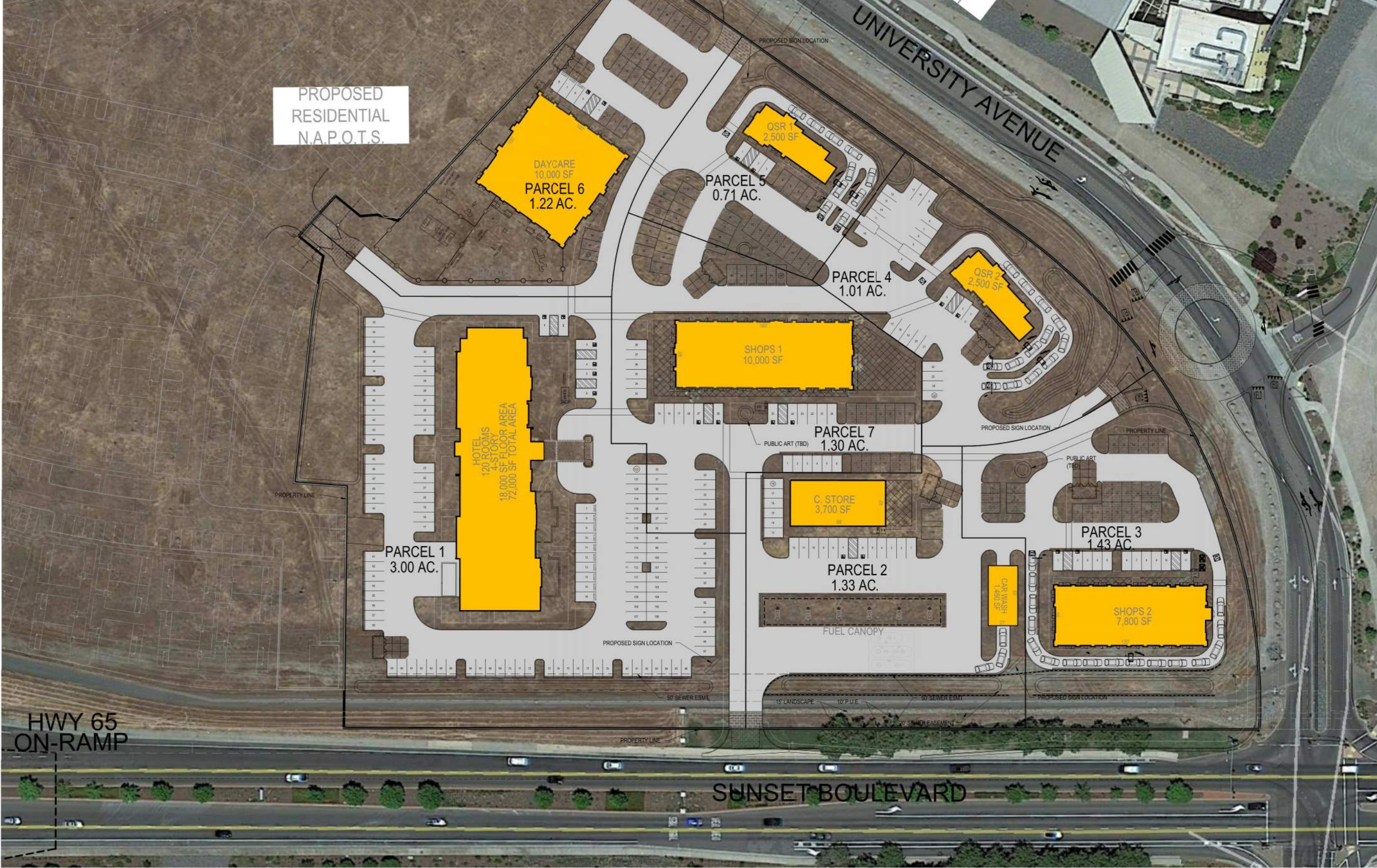
This pedestrian friendly development provides the users the opportunity to access the site through various modes of transportation from the surrounding developments and comfortably gather outside the various buildings in the seating areas.

The landscape will consist of a variety of low and medium use trees, shrubs, and groundcover to provide seasonal interest and scale to the site. These plant selections will follow the Northwest General Development requirements as well as follow the design and palette from the adjacent 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 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 be located along the site perimeter to provide on-site storm water management along with areas of permeable pavers.



PROPOSED
RESIDENTIAL
N.A.P.O.T.S.



NO.	DATE	DESCRIPTION

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 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Fresno
 600 Coolidge Drive, Suite #120
 Folsom, CA 95630
 Phone: (916) 927-2400
 Survey email: staling@mpengr.com • web: www.mpengr.com



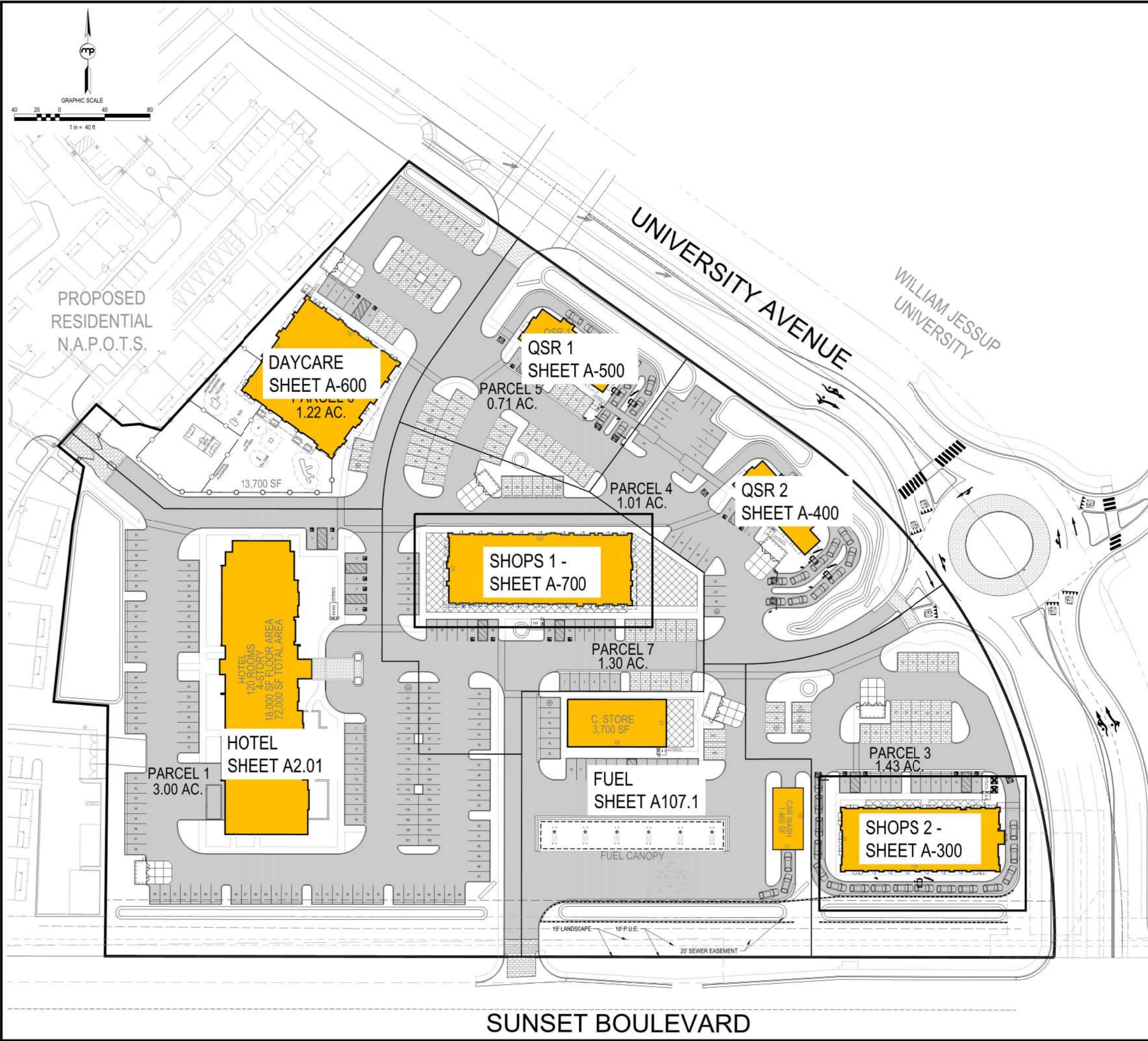
BENCH MARK	BM
ELEV: BME	
BMD 1	
BMD 2	
BMD 3	
BMD 4	

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

DATE	01.11.2023	SCALE:	HORIZ. 1" = 40'
COMPUTED	GB	VERT.	1" = N/A
PROJECT ENGINEER			
DRAWN	DESIGNED		
SHEET	C2		
OF	9		

UNIVERSITY SQUARE AT ROCKLIN NOT FOR CONSTRUCTION

DWG: 21061311-0000-00 ROCKLIN COMMERCIAL SUBMIT BLDG CONCEPT AND/OR ARCHITECTURAL SITE PLAN/NOI 1. Issues 08/11/21 08:00am - 08:00:00



VICINITY MAP NO SCALE

SHEET INDEX	
C0	Cover Sheet
CIVIL / SITE DRAWINGS	
C1	Site Plan
C2	Site Plan with Aerial Image
C3	Grading & Drainage Plan
C4	Utility Plan
C5	Site Lighting & Photometrics
C6	Site Plan - Alternative
C7	Grading Plan - Alternative
C8	Utility Plan - Alternative
C9	Site Lighting & Photometrics - Alternative
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 Plant 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
ARCHITECTURAL DRAWINGS	
A-300	Elevations - Shops 2
A-301	Floor Plan & Roof Plan - Shops 2
A-302	Building Sections - Shops 2
A-400	Elevations - QSR 2
A-401	Floor Plan & Roof Plan - QSR 2
A-402	Building Sections - QSR 2
A-500	Elevations - QSR 1
A-501	Floor Plan & Roof Plan - QSR 1
A-502	Building Sections - QSR 1
A-600	Building Elevations - Daycare
A-601	Floor Plan - Daycare
A-602	Roof Plan - Daycare
A-603	Building Sections - Daycare
A-700	Elevations - Shops 1
A-701	Floor Plan & Roof Plan - Shops 1
A-702	Building Sections - Shops 1
A-900	Materials Board
ARCHITECTURAL DRAWINGS - DAY CARE	
A-151	Playground Area Details
ARCHITECTURAL DRAWINGS - FUEL	
A107.1	C-Store
A107.2	Fuel Canopy
A107.3	Car Wash
ARCHITECTURAL DRAWINGS - HOTEL	
A2.01	First Floor Plan
A2.02	Typical Guest Room Floor Plan
A2.04	Roof Plan
A5.01	Exterior Elevations
A5.02	Exterior Elevations
A6.21	Wall Sections

MORTON & PITALO, INC.
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600 Coolidge Drive, Suite #120
Folsom, CA 95630
phone: (916) 927-2400
survey email: staling@mpengr.com • web: www.mpengr.com

NO.	DATE	DESCRIPTION

**UNIVERSITY SQUARE
AT ROCKLIN
SUNSET BLVD.**
ROCKLIN, CALIFORNIA

DATE	01.11.2023	SCALE:	HORIZ. 1" = 40'
COMPUTED	GB	VERT.	1" = N/A
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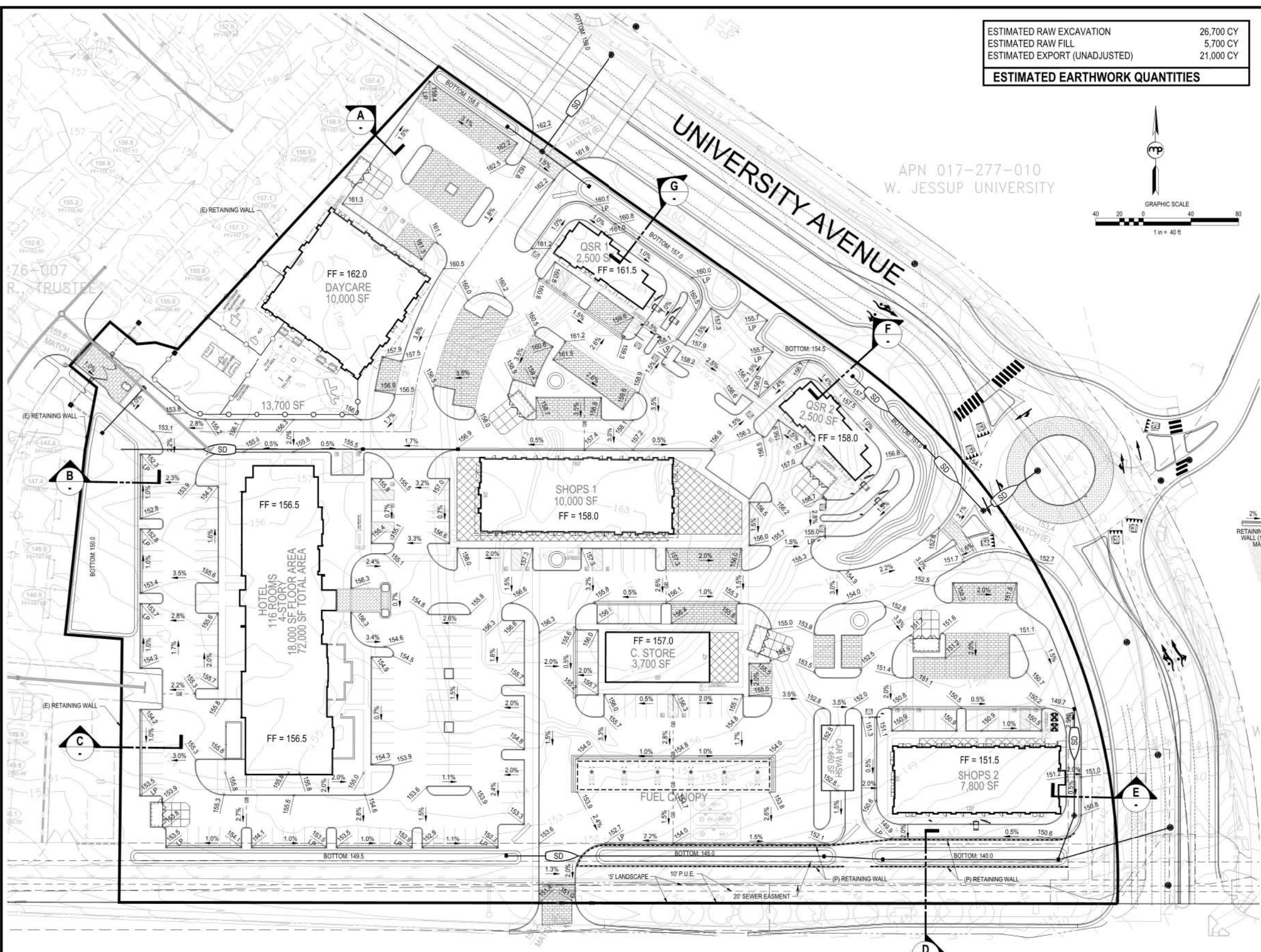
UNIVERSITY SQUARE AT ROCKLIN

JOB NO. 21-0069-00

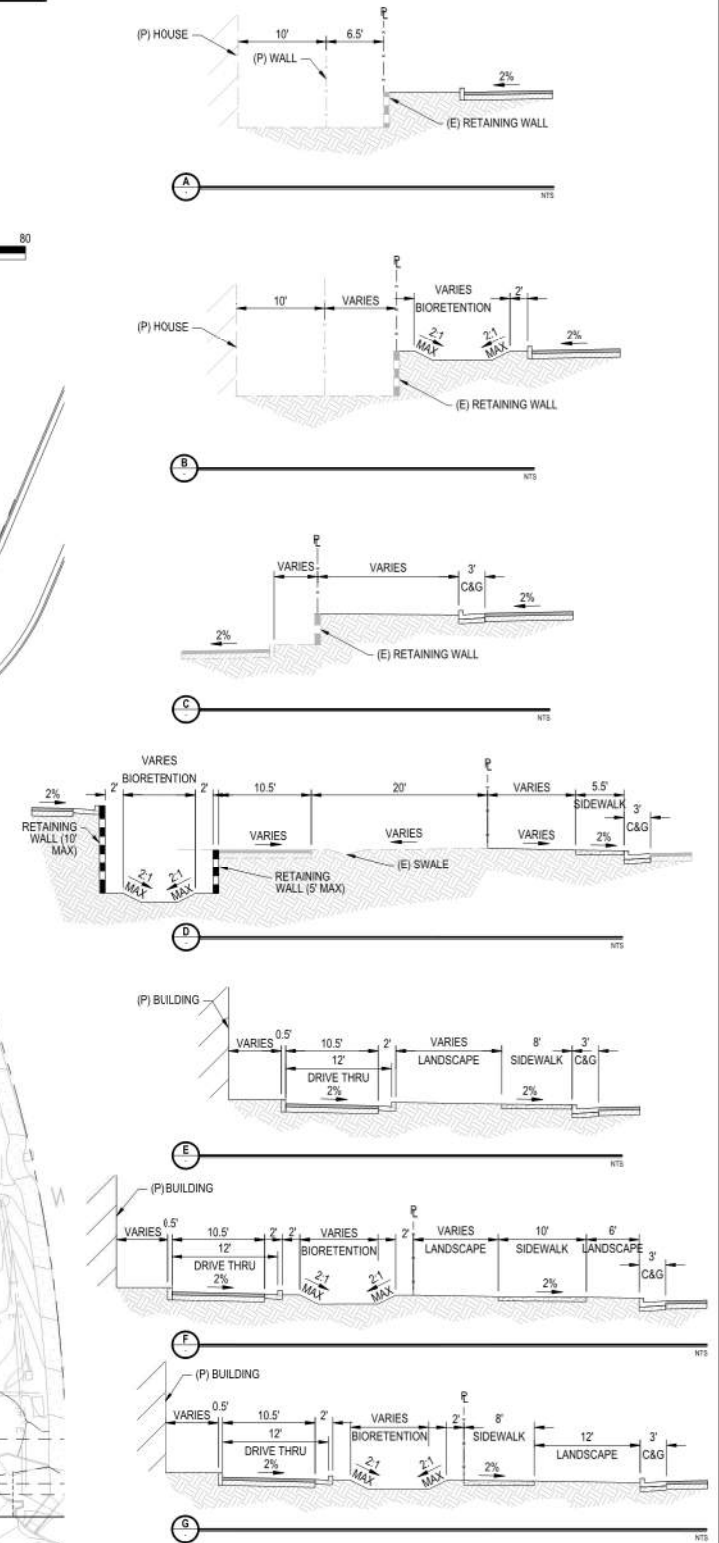
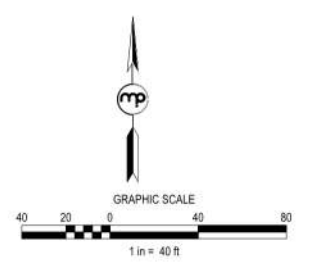
DATE: 11/15/2023 10:58:11 AM USER: MORTON & PITALO PROJECT: UNIVERSITY SQUARE AT ROCKLIN COMMERCIAL SUBSET BLDG CONSTRUCTION 11/15/2023 10:58:11 AM

NOT FOR CONSTRUCTION

ESTIMATED RAW EXCAVATION	26,700 CY
ESTIMATED RAW FILL	5,700 CY
ESTIMATED EXPORT (UNADJUSTED)	21,000 CY
ESTIMATED EARTHWORK QUANTITIES	



APN 017-277-010
W. JESSUP UNIVERSITY



NOT FOR CONSTRUCTION

SUNSET BOULEVARD

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

SCALE:	BENCH MARK	COMPUTED
HORIZ. 1" = 40'		DESIGNED
VERT. 1" = N/A		DRAWN
		PROJ. ENGR.

mp **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

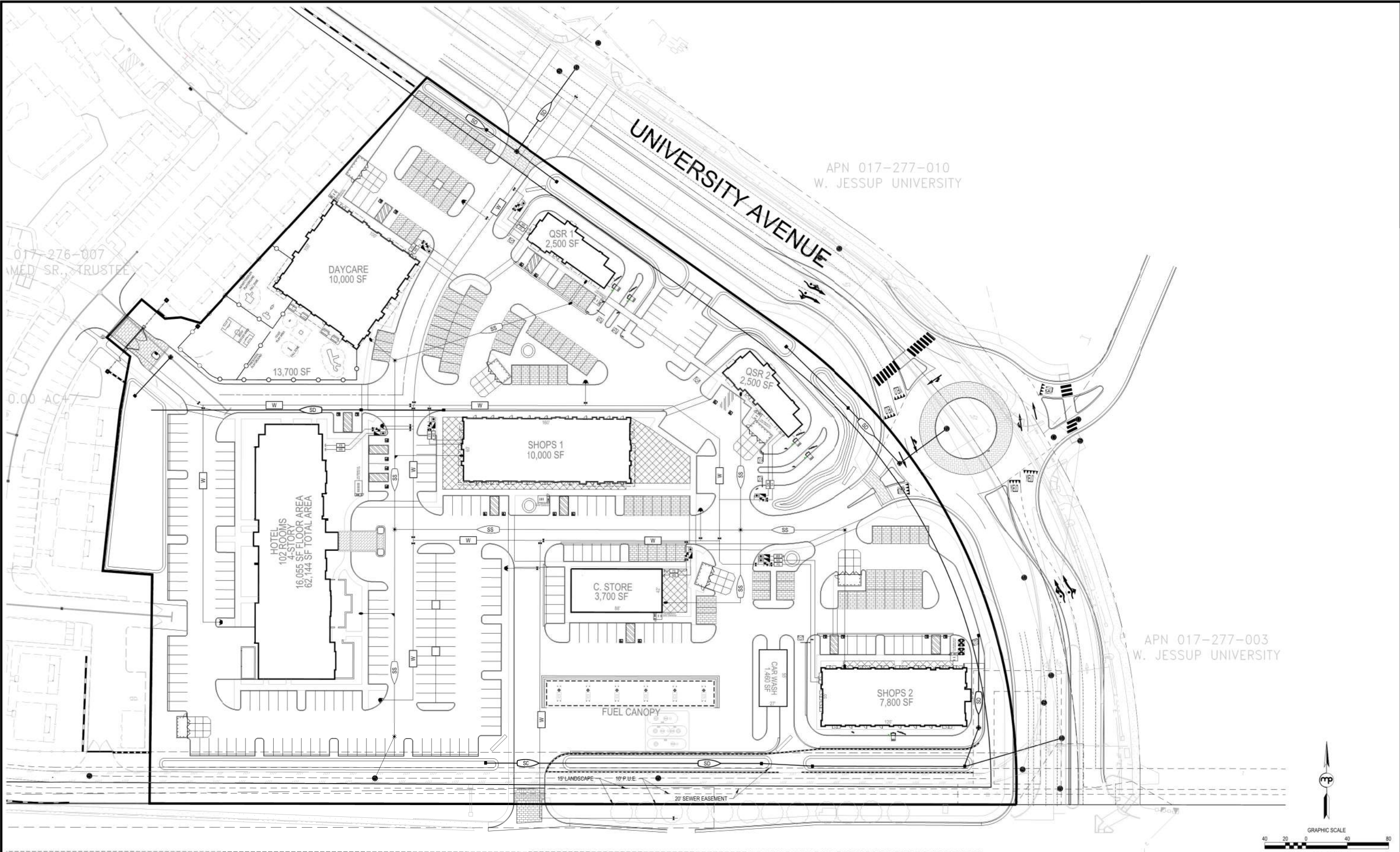
PRELIMINARY GRADING PLANS FOR
UNIVERSITY SQUARE
 GRADING & DRAINAGE PLAN
 ROCKLIN, CALIFORNIA

DATE	JANUARY 11, 2023
SHEET	C3
OF	9

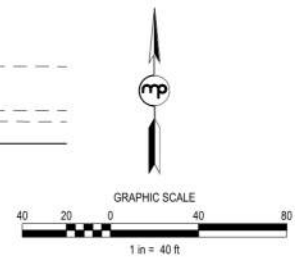
APN 017-277-010
W. JESSUP UNIVERSITY

017-276-007
MED. SR. TRUSTEE

APN 017-277-003
W. JESSUP UNIVERSITY



SUNSET BOULEVARD



NO.	DESCRIPTION	APPR. ENGR.	DATE	APPR. E.U.	DATE

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

BENCH MARK

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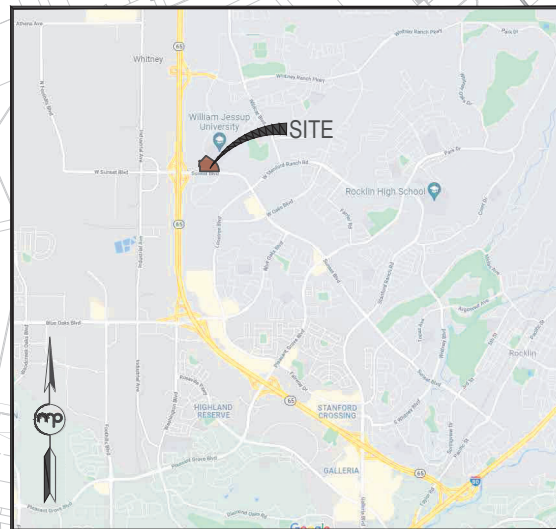


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PRELIMINARY UTILITY PLANS FOR
ROCKLIN UNIVERSITY SQUARE
UTILITY PLAN
ROCKLIN, CALIFORNIA

DATE
JANUARY 11, 2023
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OF
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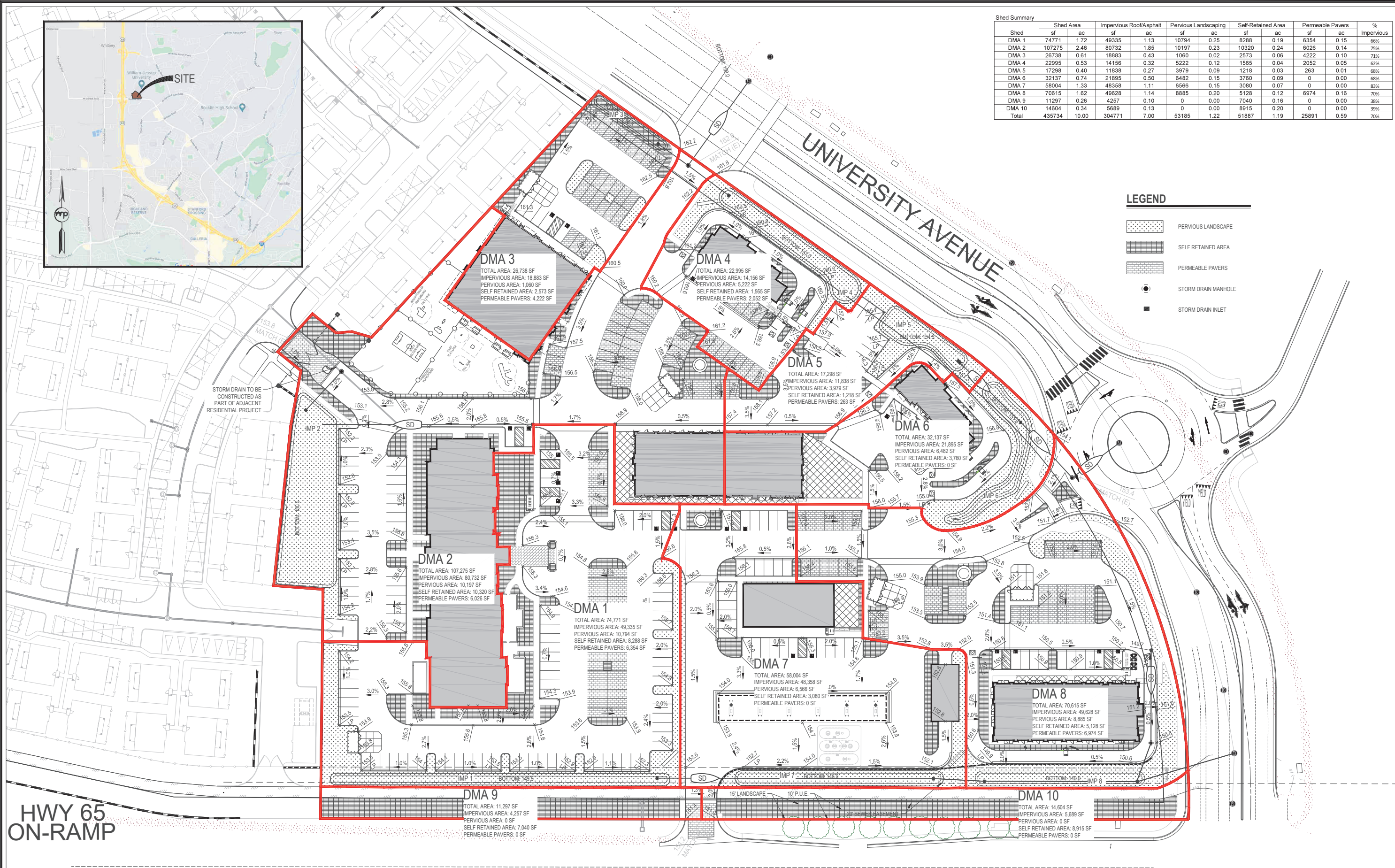
NOT FOR CONSTRUCTION



Shed	Shed Area		Impervious Roof/Asphalt		Pervious Landscaping		Self-Retained Area		Permeable Pavers		% Impervious
	sf	ac	sf	ac	sf	ac	sf	ac	sf	ac	
DMA 1	74771	1.72	49335	1.13	10794	0.25	8288	0.19	6354	0.15	66%
DMA 2	107275	2.46	80732	1.85	10197	0.23	10320	0.24	6026	0.14	75%
DMA 3	26738	0.61	18883	0.43	1060	0.02	2573	0.06	4222	0.10	71%
DMA 4	22995	0.53	14156	0.32	5222	0.12	1565	0.04	2052	0.05	62%
DMA 5	17298	0.40	11838	0.27	3979	0.09	1218	0.03	263	0.01	68%
DMA 6	32137	0.74	21895	0.50	6482	0.15	3760	0.09	0	0.00	68%
DMA 7	58004	1.33	48358	1.11	6566	0.15	3080	0.07	0	0.00	83%
DMA 8	70615	1.62	49628	1.14	8885	0.20	5128	0.12	6974	0.16	70%
DMA 9	11297	0.26	4257	0.10	0	0.00	7040	0.16	0	0.00	38%
DMA 10	14604	0.34	5689	0.13	0	0.00	8915	0.20	0	0.00	39%
Total	435734	10.00	304771	7.00	53185	1.22	51887	1.19	25891	0.59	70%

LEGEND

- PERVIOUS LANDSCAPE
- SELF RETAINED AREA
- PERMEABLE PAVERS
- STORM DRAIN MANHOLE
- STORM DRAIN INLET



HWY 65 ON-RAMP

NOT FOR CONSTRUCTION

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

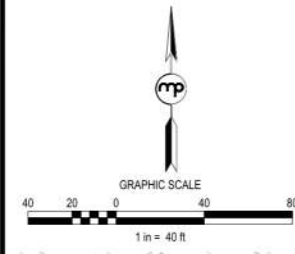
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SHED MAP FOR
UNIVERSITY COMMERCIAL CENTER
 SUNSET BOULEVARD / UNIVERSITY AVENUE
 POST-DEVELOPMENT WATERSHED MAP
 ROCKLIN, CALIFORNIA

DATE: FEBRUARY 8, 2023
 SHEET: 1
 OF: 1

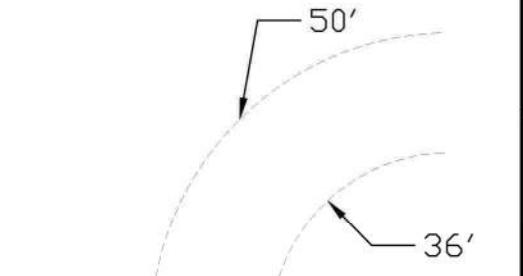
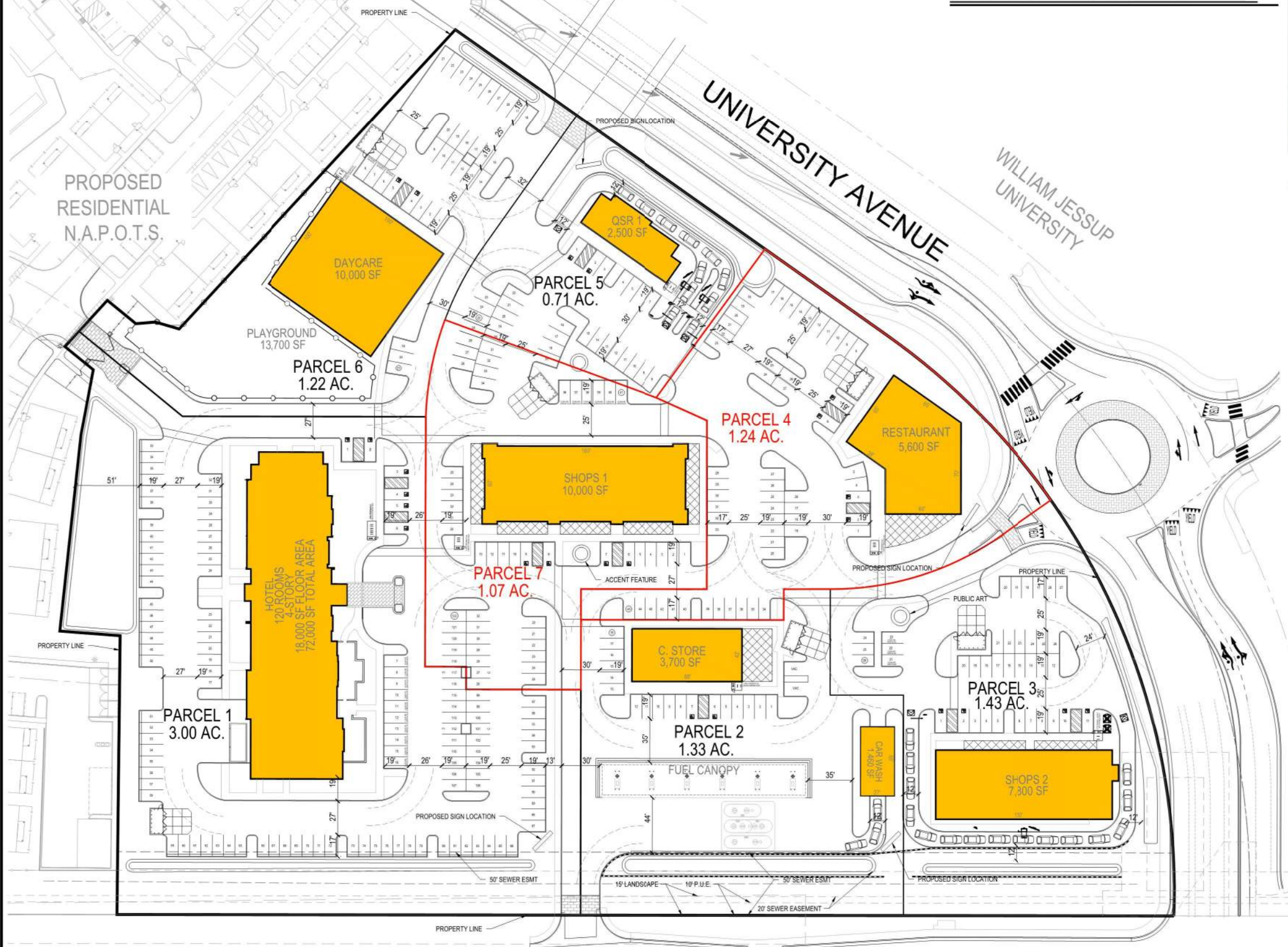


PARCEL	PARCEL (Acres)	BLDG	USE	SF	CODE	BY USE # Prkg	PARKING PROVIDED	EV	ACCESSIBLE	BIKE (Short term)	BIKE (long term)
1	3.00	HOTEL (116 Rooms)	Hotel	72,000	Room	120	122	10 req. & prov.	5 req. & prov.	6 req. & prov.	tbd / employ.
2	1.33	FUEL 1 (12 Fuel Pst)	Gas Station	3,700	Room	12	18	1 req. & prov.	2 req. & prov.	2 req. & prov.	tbd / employ.
3	1.43	SHOPS 2 (w/DT)	Food / Retail	7,800	Room	39	39	4 req. & prov.	4 req. & prov.	2 req. & prov.	tbd / employ.
4	1.24	RESTAURANT	Drive-Thru	5,600	Room	56	57	1 req. & prov.	2 req. & prov.	2 req. & prov.	tbd / employ.
5	0.71	QSR 1	Drive-Thru	2,500	Room	25	25	1 req. & prov.	2 req. & prov.	2 req. & prov.	tbd / employ.
6	1.22	DAYCARE	Child Care Facility	10,000	Room	33	33	3 req. & prov.	2 req. & prov.	2 req. & prov.	tbd / employ.
7	1.07	SHOPS 1	Food / Retail	10,000	Room	50	66	4 req. & prov.	4 req. & prov.	3 req. & prov.	tbd / employ.
				111,600		335	360	24 req. & prov.	21 req. & prov.	19 req. & prov.	
				FAR= 0.256							

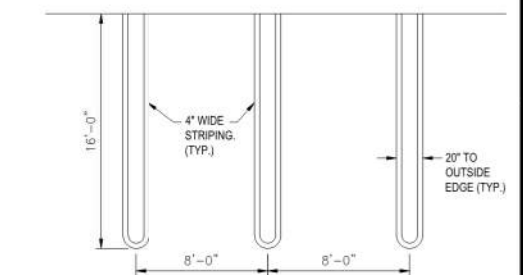
PARKING REQUIREMENT



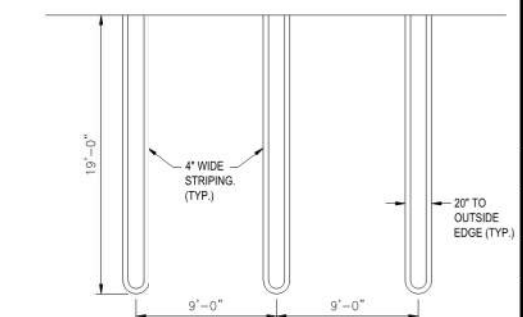
VICINITY MAP NO SCALE



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) 922-2400
 survey email: staking@mpeng.com • web: www.mpeng.com



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

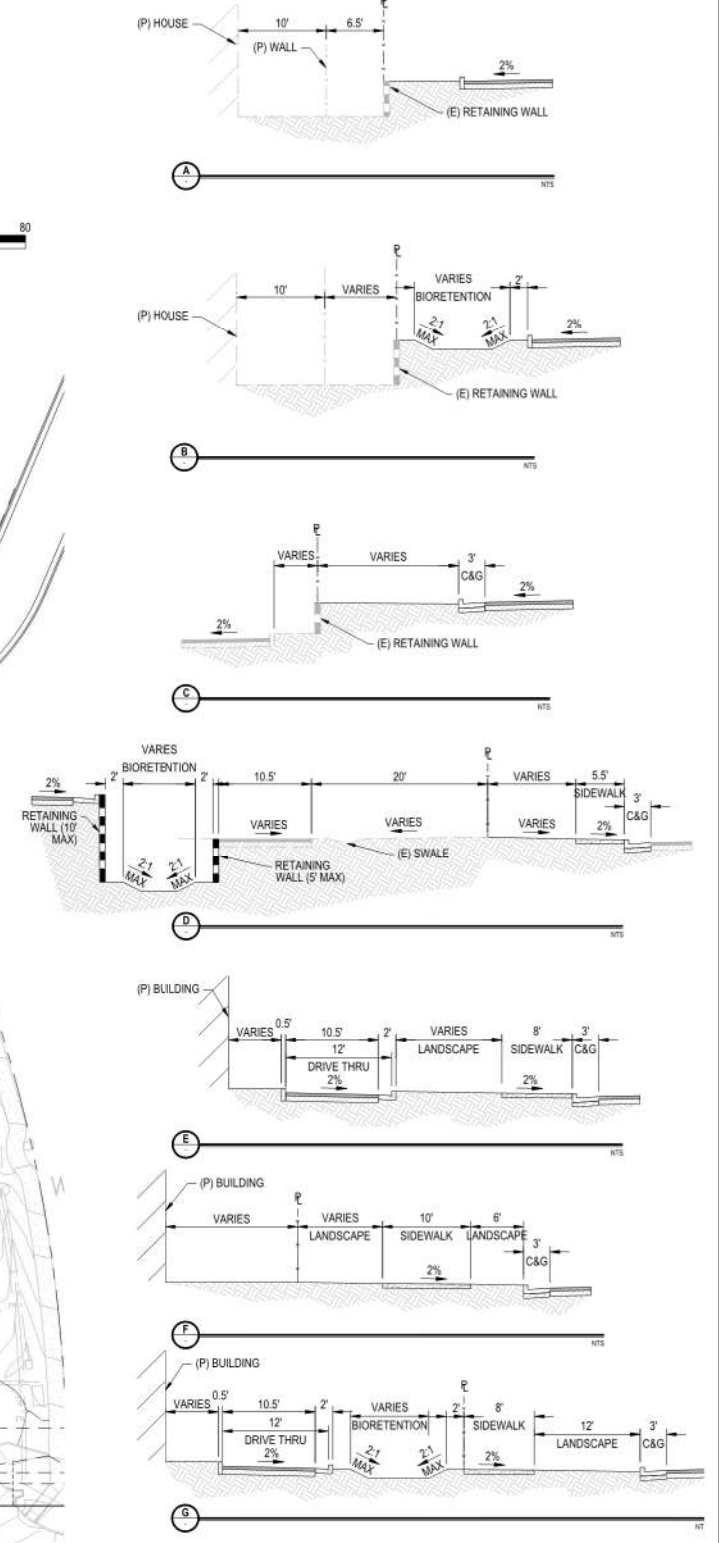
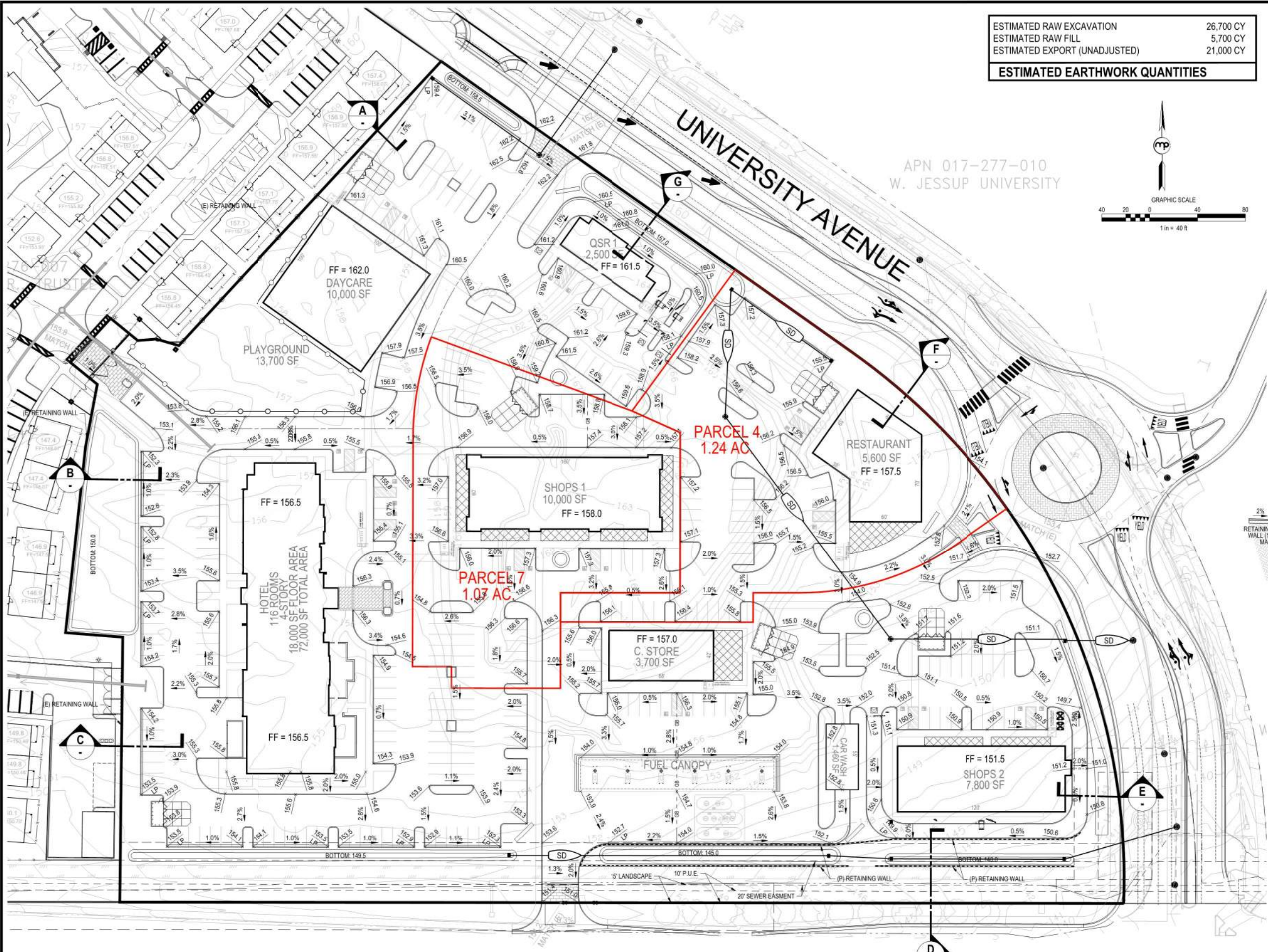
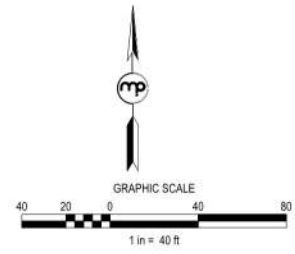
SITE PLAN FOR
UNIVERSITY SQUARE
 AT ROCKLIN
 SITE PLAN - ALTERNATIVE
 ROCKLIN, CALIFORNIA

DATE 01.11.2023 SCALE: HORIZ. 1" = 40'
 COMPUTED GB VERT. 1" = N/A
 PROJECT ENGINEER
 DRAWN DESIGNED
 SHEET **C6**
 OF **9**

NO. DATE DESCRIPTION
 NOT FOR CONSTRUCTION
 UNIVERSITY SQUARE AT ROCKLIN
 JOB NO. 21-0069-00

ESTIMATED RAW EXCAVATION	26,700 CY
ESTIMATED RAW FILL	5,700 CY
ESTIMATED EXPORT (UNADJUSTED)	21,000 CY
ESTIMATED EARTHWORK QUANTITIES	

APN 017-277-010
W. JESSUP UNIVERSITY



NOT FOR CONSTRUCTION

SUNSET BOULEVARD

NO.	DESCRIPTION	APPRO. ENGR.	DATE	APPRO. E.U.	DATE

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

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

PRELIMINARY GRADING PLANS FOR
ROCKLIN UNIVERSITY SQUARE
SITE ALTERNATIVE
ROCKLIN, CALIFORNIA

DATE	JANUARY 11, 2023
SHEET	C7
OF	9

APN 017-277-010
W. JESSUP UNIVERSITY

017-276-007
MED. SR. TRUSTEE

UNIVERSITY AVENUE

DAYCARE
10,000 SF

PLAYGROUND
13,700 SF

QSR 1
2,500 SF

PARCEL 4
1.24 AC

RESTAURANT
5,600 SF

SHOPS 1
10,000 SF

HOTEL
102 ROOMS
4-STORY
16,055 SF FLOOR AREA
62,144 SF TOTAL AREA

PARCEL 7
1.07 AC

C. STORE
3,700 SF

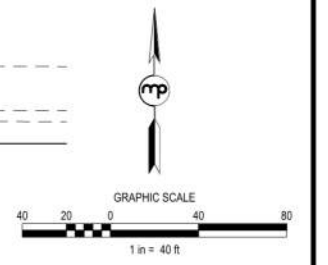
FUEL CANOPY

CAR WASH
1,400 SF

SHOPS 2
7,800 SF

APN 017-277-003
W. JESSUP UNIVERSITY

SUNSET BOULEVARD



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NO.	DESCRIPTION	APP'D ENGR.	DATE	APP'D E.U.	DATE

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

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.



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PRELIMINARY UTILITY PLANS FOR
ROCKLIN UNIVERSITY SQUARE
SITE ALTERNATIVE
ROCKLIN, CALIFORNIA

DATE
JANUARY 11, 2023
SHEET
C8
OF
9

NOT FOR CONSTRUCTION



- 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.

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 EVAOTRANSPIRATION/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
- IN-LINE DRIP IRRIGATION FOR SHRUB AND GROUND COVER AREAS LESS THAN 8' IN WIDTH

LANDSCAPE DESIGN CONCEPT

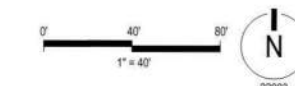
A VARIETY OF LOW AND MEDIUM WATER USE TREES, SHRUBS, AND GROUND COVER WILL PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE AND FOLLOW THE NORTHWEST GENERAL DEVELOPMENT PLAN REQUIREMENTS.

LARGE CANOPY PARKING LOT SHADE TREES, ALONG WITH VERTICAL SHRUBS AND LOW GROUND COVER 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 SHOWN.

SEE SHEET L1.5 FOR PLANT LEGEND



NOT FOR CONSTRUCTION

DATE PLOTTED: 1/11/2023 10:00 AM; PROJECT: UNIVERSITY SQUARE; SHEET: L1.0; SCALE: 1"=40'; USER: RCH/MS

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

SCALE:	BENCH MARK	COMPUTED
HORIZ. 1" = 40'		DESIGNED
VERT. 1" = N/A		DRAWN
		PROJ. ENGR.

Roach & Campbell
 111 Scripps Drive
 Sacramento, California 95825
 916.945.8003 | 916.342.7119
 4409 CRA 5044

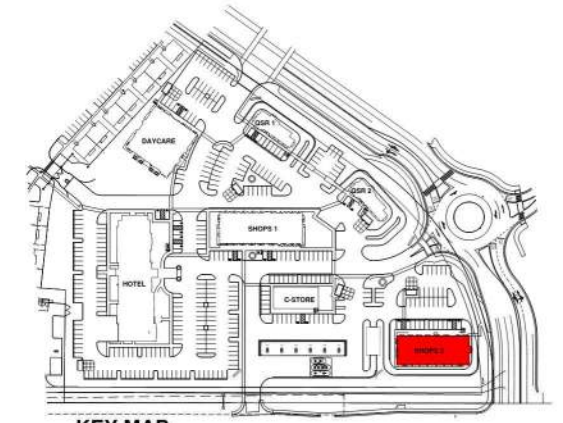
PRELIMINARY PLANS
UNIVERSITY SQUARE
 Overall Preliminary Landscape Plan
 ROCKLIN, CALIFORNIA

DATE	JANUARY 2023
SHEET	L1.0
OF	

JOB NO. 21-0069-00



SOUTH ELEVATION



KEY MAP



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

UNIVERSITY SQUARE EXTERIOR ELEVATIONS- SHOPS 2

A-300





NORTH EAST ELEVATION

KEY MAP



NORTHWEST ELEVATION



SOUTH EAST ELEVATION

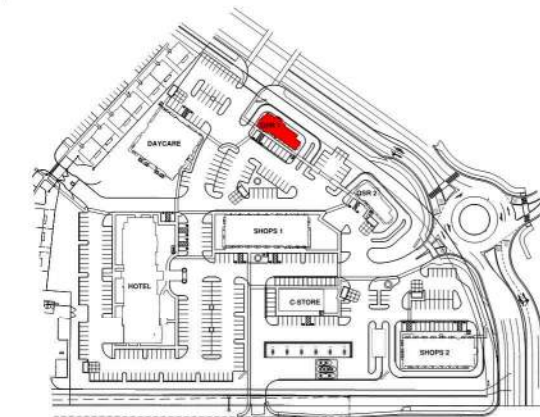


SOUTHWEST ELEVATION

UNIVERSITY SQUARE EXTERIOR ELEVATIONS - QSR 2



NORTH EAST ELEVATION



KEY MAP



NORTHWEST ELEVATION



SOUTH EAST ELEVATION

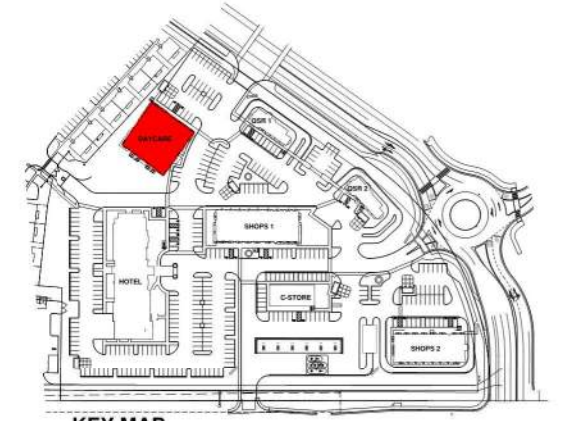


SOUTHWEST ELEVATION

UNIVERSITY SQUARE EXTERIOR ELEVATIONS - QSR 1



SOUTHWEST ELEVATION



KEY MAP



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

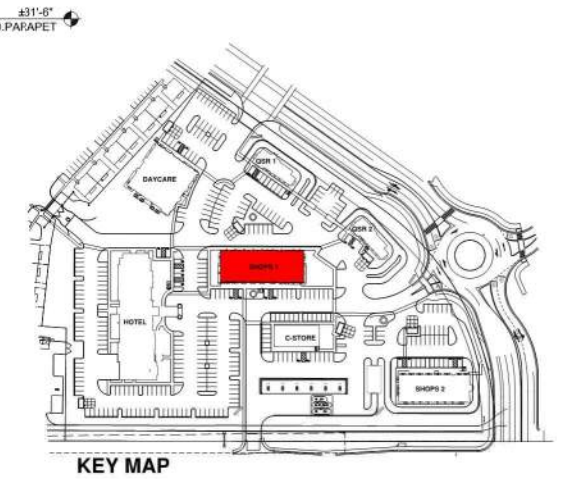


NORTHEAST ELEVATION

UNIVERSITY SQUARE EXTERIOR ELEVATIONS - DAYCARE



NORTH ELEVATION



KEY MAP



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

UNIVERSITY SQUARE EXTERIOR ELEVATIONS - SHOPS 1

KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAMING W/ GRAY TINTED GLASS PER SOLARWAY SOLARWAY SPECS
- INTERNALLY ILLUMINATED SIGN WITH BLOCKING (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- DARK BRONZE ANODIZED WINDOW FRAME WITH SPADREL GLASS
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE
- SES PANEL LOCATION
- ROOF LINE AND HVAC UNITS
- 1-1/2" NICHHA CORNER EDGE, TYP. TO ALL CORNERS
- DOWNSPOUT
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 3/4" THK. X 17'-7/8" X 71'-9/16" FIBER CEMENT VINTAGEBRICK WHITE WASH
- 1-1/2" HIGH FIBER CEMENT CAP INSTALL PER MFR. SPECS.
- NOT USED
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM ANCHOR WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR ANCHOR AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL "STARTER" FLASHING
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
- METAL PANEL BRIDGER STEEL SHPLAP
- METAL LATTICE / GREEN SCREEN TO BE FREESTANDING, 1' OFF OF THE BUILDING

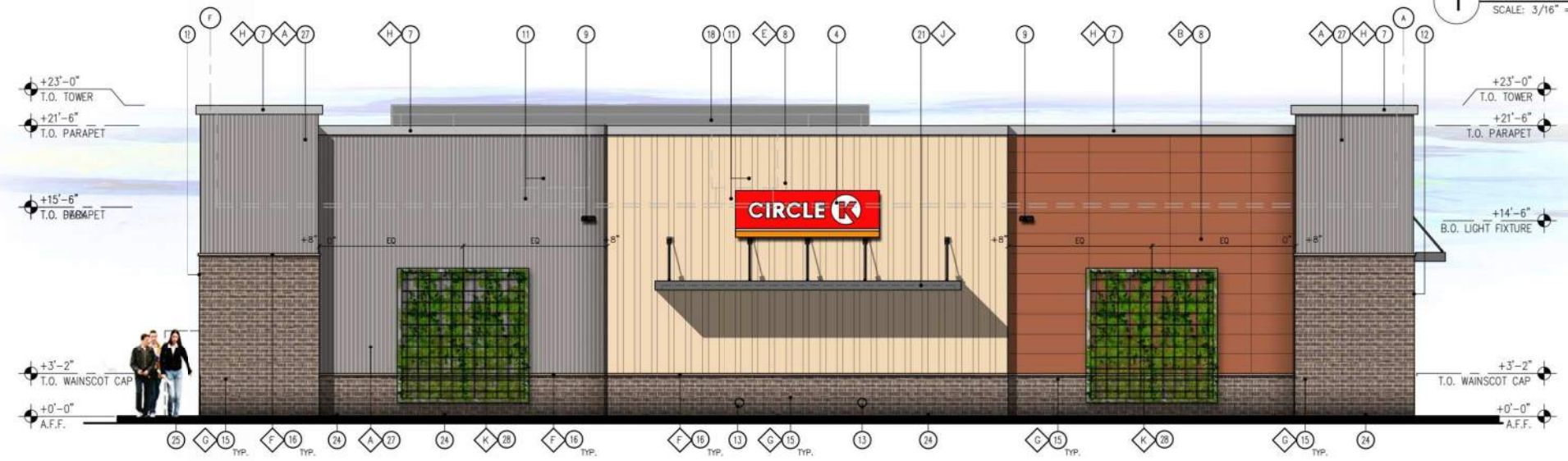
FINISH SCHEDULE

- A** - METAL SIDING
- COLOR TO MATCH SILVER
- B** - NICHHA TURF BLOCK
- COLOR TO MATCH CLAY
- C** - 1" INSULATED, DOUBLE PANELED GRAY TINTED GLASS
- D** - NOT USED
- E** - NICHHA RIBBED PANELS
- COLOR TO MATCH CREAM
- F** - NICHHA CHASELED SILL TAN
- G** - NICHHA VINTAGEBRICK WHITE WASH
- H** - SILVER
- (USE FOR PRE-FINISHED METAL COPING)
- I** - NOT USED
- J** - MEDIUM GREY PAINTED STEEL
- K** - SHERWIN WILLIAMS #SW 7022
- ALFACA
- PAINT PRIMER: "LOXON" CONCRETE & MASONRY PRIMER /SEALER
- PAINT PRIMER WITH A GREY TINT COLOR
- PAINT TOP COAT: "SUPERPAINT" EXTERIOR ACRYLIC LATEX PAINT
- SHEEN: SATIN

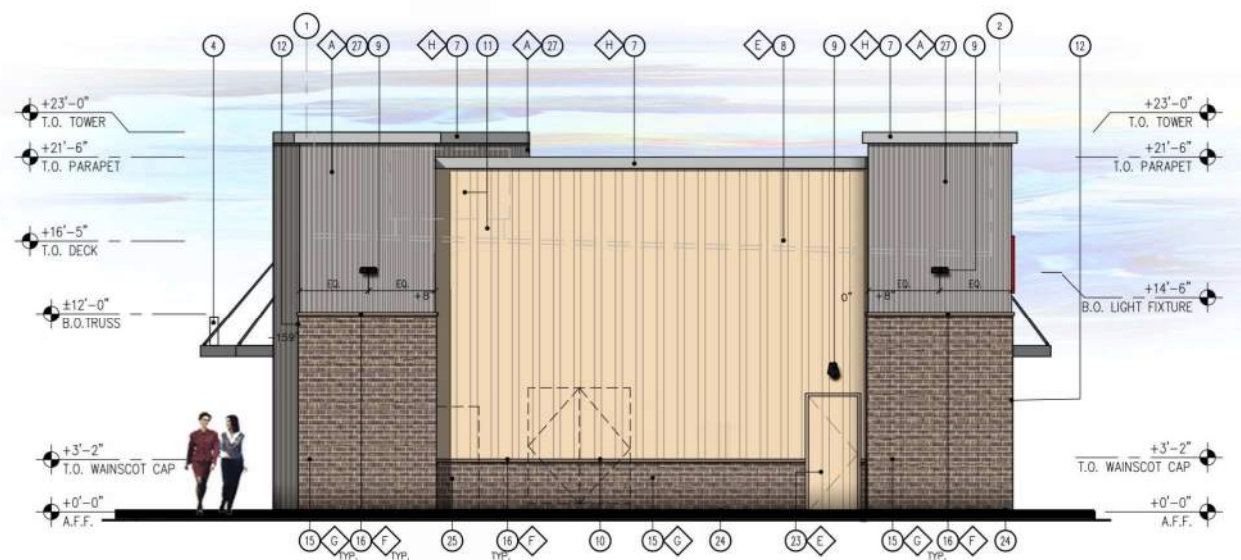
* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP. circlek@nichha.com



1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

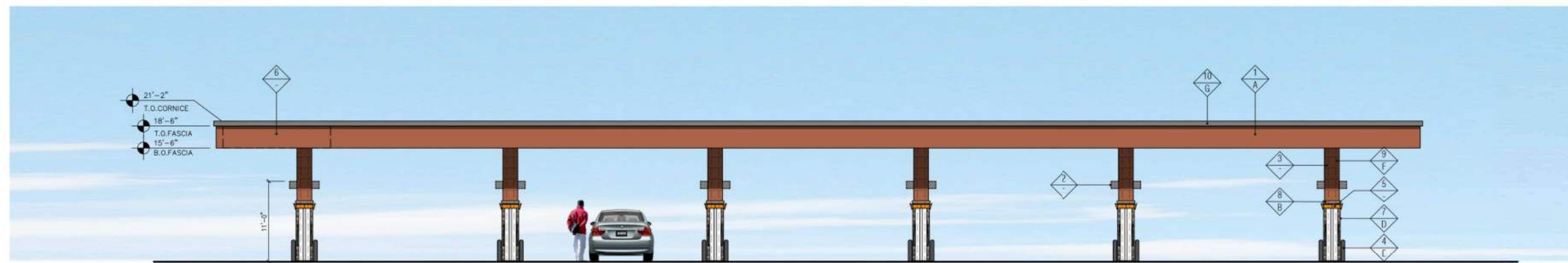


3 "SIDE" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

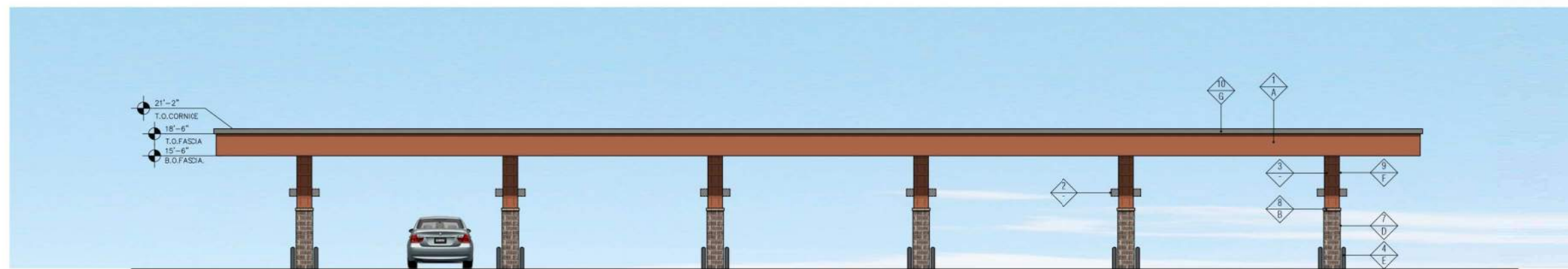
4 "SIDE" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø 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	NICHHA FIBER CEMENT WALL PANEL SYSTEM
10	PRE-FINISHED METAL COPING
FINISH COLOR	
A	COLOR TO MATCH CLAY
B	NICHHA CHISELED SILL TAN
C	NOT USED
D	NICHHA VINTAGEBRICK WHITE WASH
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHHA 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.



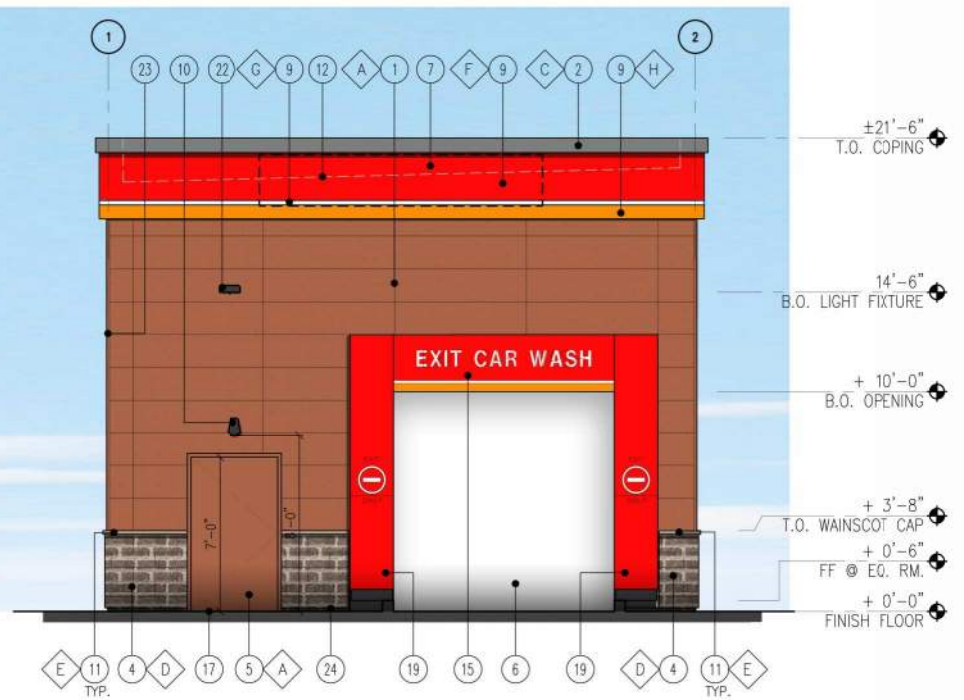
2 "FRONT" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



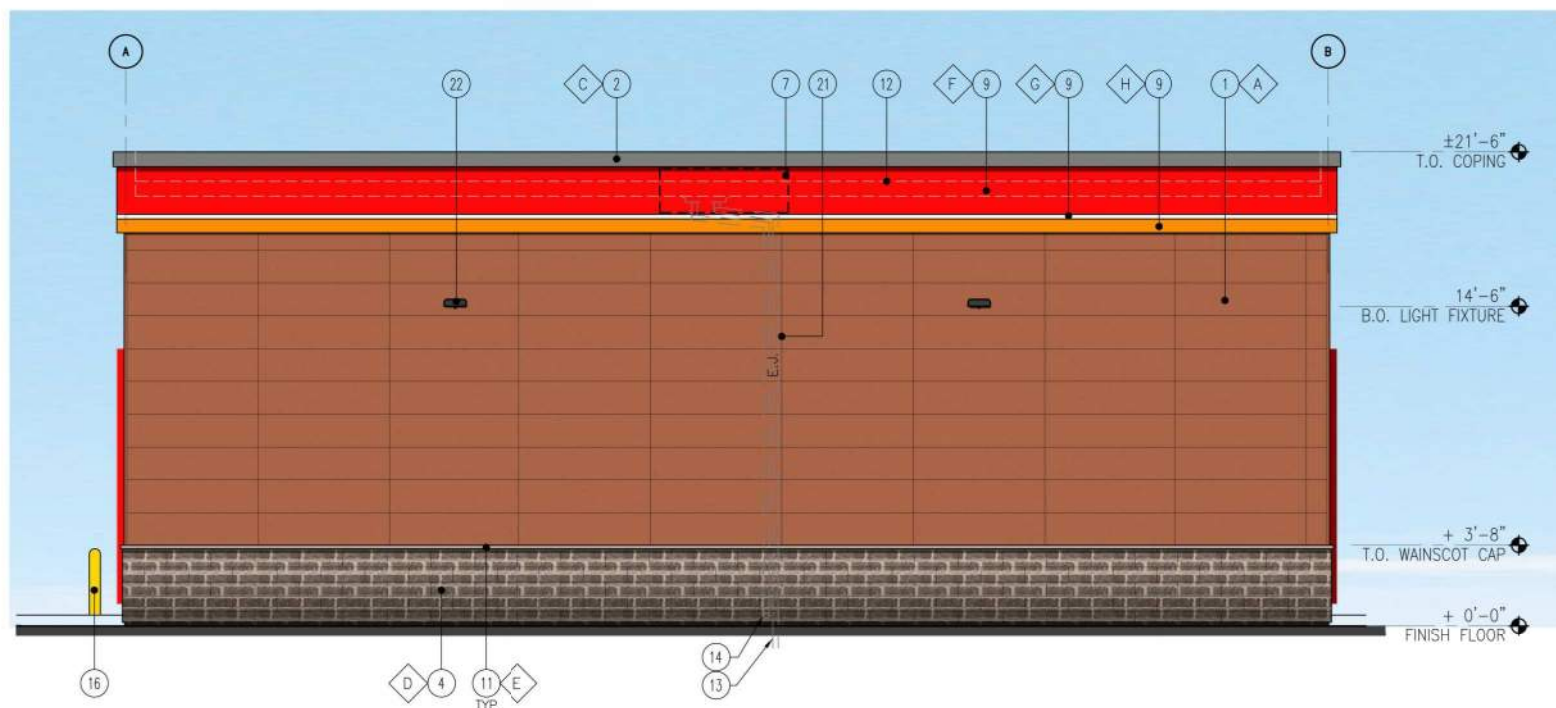
1 "REAR" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



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



2 REAR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

- KEY NOTES**
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
 - PRE-FINISHED METAL COPING
 - FRP WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM. PAINT WINDOW FRAME TO MATCH DARK BRONZE
 - 3/4" THK. 17'-7/8" H x 71'-9/16" L VINTAGEBRICK WHITE WASH
 - INSULATED FRP DOOR IN FRP FRAME. PAINT TO MATCH NICHHA PANEL AS NOTED.
 - WASH BAY OPENING.
 - POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
 - ADDRESS SIGN NUMBERS, 8" HIGH & 1" CONTRASTING BACKGROUND
 - ACM BAND PANEL PROVIDED & INSTALLED BY SIGNAGE VENDOR
 - EXTERIOR WALL-MOUNTED LIGHTING ABOVE EXTERIOR DOOR
 - 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
 - LINE OF ROOF
 - ROOF DRAIN, SEE CIVIL DRAWINGS FOR CONTINUATION
 - OVERFLOW WITH SHEEP TONGUE, CONTRACTOR TO PROVIDE A CONCRETE SPLASH BLOCK AT THIS DOWNSPOUT LOCATION AT LANDSCAPE AREA.
 - PRE-FINISHED ACM PORTAL HEADER, PROVIDE POWER FOR LED LIGHTS AND BACK LIT LETTERS. COORDINATE WITH VENDOR.
 - 42" DIA. BOLLARD, WITH TRAFFIC YELLOW PLASTIC COVER
 - ISLAND/SIDWALK WITH BROOM FINISH, SLOPED 1/4" PER FT. AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
 - PRE-FINISHED ACM ENTRANCE PORTAL LEG W/ TIMER. PROVIDE POWER FOR TIMER. COORDINATE WITH VENDOR.
 - PRE-FINISHED ACM EXIT PORTAL LEG
 - PRE-FINISHED ACM PORTAL LEG
 - CONTROL/EXPANSION JOINT "E.J." LOCATION
 - WALL MOUNTED LIGHT FIXTURE, COLOR: BRONZE.
 - 1-1/2" NICHHA CORNER KEY EDGE, TYP. TO ALL CORNERS
 - NICHHA ESSENTIAL "STARTER" FLASHING

- FINISH SCHEDULE**
- A - ***NICHHA TURF BLOCK
- COLOR TO MATCH CLAY
 - 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 - ***NICHHA VINTAGEBRICK WHITE WASH
 - E - ***NICHHA CHESELED SILL TAN
 - F - *OROLE K RED #PMS 485
 - G - *OROLE K WHITE
 - H - *OROLE K ORANGE #PMS 144
- *USE SHERWIN WILLIAMS MANUFACTURER ONLY.
*** CONFIRM WITH OWNER'S REP



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

03/15/22

15000

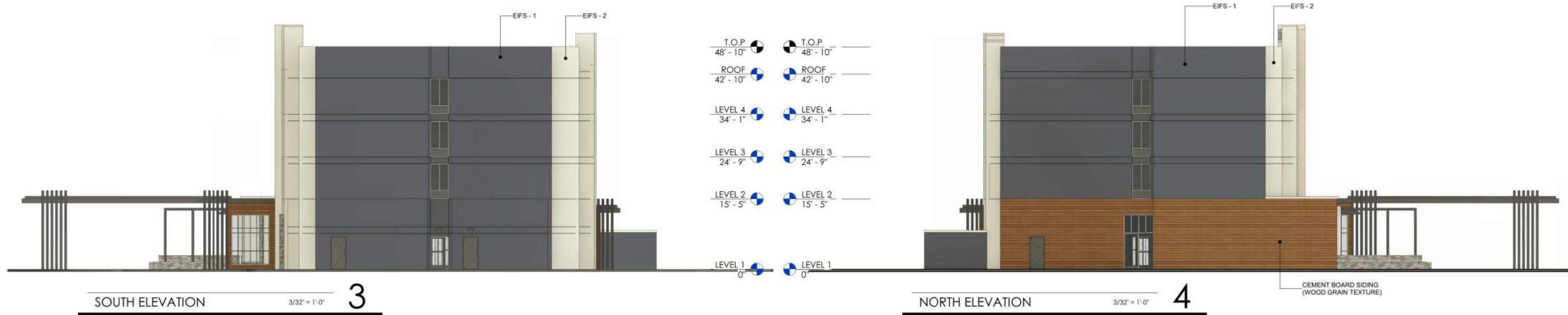
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WEST ELEVATION 3/32" = 1'-0" 1



EAST ELEVATION 3/32" = 1'-0" 2



SOUTH ELEVATION 3/32" = 1'-0" 3

NORTH ELEVATION 3/32" = 1'-0" 4