



CITY OF ROCKLIN

MEMORANDUM

DATE: November 6, 2018

TO: Planning Commission Members

FROM: David Mohlenbrok, Environmental Coordinator
Dara Dungworth, Senior Planner

RE: Memo for Tractor Supply Company Project – Comment Received on Mitigated Negative Declaration and Response, and Correct Condition Numbering for Design Review Resolution

The Tractor Supply Company Project Mitigated Negative Declaration (MND) was circulated for a public review period from October 13, 2018 to November 1, 2018. The City received one comment letter from the Placer County Health and Human Services Department. A copy of that letter is attached to this memo, and a summary of the letter and a response thereto is provided below.

SUMMARY OF PLACER COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT COMMENT LETTER

The Placer County Health and Human Services Department, Division of Environmental Health provided comments on the Phase I Environmental Site Assessment that was prepared for the project and noted that because the property was historically used as an orchard, soil sampling should be conducted. A workplan for a Phase II Environmental Site Assessment should be submitted to the Division of Environmental Health for review and approval prior to any field work, and soil samples should be analyzed for lead in addition to arsenic.

RESPONSE

The Tractor Supply Company project was initially referred to the Placer County Health and Human Services Department (PCHHS) and other outside agencies in June 2018. In a July 20, 2018 response to that referral the PCHHS did not comment regarding the need for a Phase I or Phase II Environmental Health Assessment. However, as a part of the project applicant's due diligence, they had a Phase I Environmental Site Assessment prepared in April 2018 and that report concluded that there were no recognized environmental conditions present and a Phase II Environmental Site Assessment, which would include soil testing, was not necessary. The Phase I acknowledged (via images) of the project site that historical uses included orchards, yet still determined no recognized

hazards were present. It should be noted that the project site is being developed as a commercial land use and not as a school site or residential use where there would be heightened scrutiny and concern related to potential soil contamination. Nevertheless, and though there is not substantial evidence in the record to show that hazardous material – inclusive of lead and arsenic – are on the project site, the project applicant has voluntarily agreed to conduct the Phase II Environmental Site Assessment as suggested by PCHHS and they will take any necessary appropriate steps regarding soil contamination should they be identified through the additional testing efforts. Due to the timing of the comment letter, the applicant did not have enough time to coordinate with PCHHS and have the requested report prepared prior to the Planning Commission hearing. Accordingly, staff is recommending that the following condition be added to the draft Design Review resolution of approval to ensure that the applicant provides the requested information and complies with any recommendations to address soil contamination should they be identified.

Soils Investigation

17. Prior to grading, the applicant shall coordinate with Placer County Health and Human Services to develop an acceptable workplan for a Phase II Environmental Site Assessment to ensure no lead or arsenic is present. The Phase II Environmental Site Assessment field activities shall be implemented and should those efforts and the final report identify any specific recommendations, the applicant shall implement or incorporate those recommendations into the project improvement plans and/or building permits if arsenic or lead is present and exceeds Department of Toxic Substances Control thresholds for commercial development, to the satisfaction of the Community Development Director.

As published, the draft Design Review resolution has two number 15 conditions of approval and no number 16. To correct this typographical error, the Air Quality condition should be re-numbered to 16, the above Soils Investigation condition should be inserted as number 17, and the subsequent conditions 17 through 20 should be re-numbered accordingly starting with 18.

ATTACHMENT 1 – COMMENT LETTER

(Placer County Health and Human Services Department)



**Placer County
Health and Human Services Department**

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

**OFFICE OF THE
PLACER COUNTY HEALTH AND HUMAN SERVICES
Division of Environmental Health**

To: City of Rocklin Planning Department

From: Joey Scarbrough, Technical Specialist
Land Use and Water Resources Section

Date: October 19, 2018

Subject: Tractor Supply Company, APN 045-041-020 Mitigated Negative Declaration

Environmental Health has reviewed the above mentioned document and has the following comment:

1. Placer County Environmental Health has reviewed the "All Appropriate Inquiry – Phase I Environmental Site Assessment" (Phase I), dated April 18, 2018, prepared by Harris and Lee Environmental Sciences, LLC, for the above referenced property. Review of the 1952 historical aerial photograph indicates that the property was historically used as an orchard. Therefore, soil sampling shall be conducted in accordance with the California Department of Toxic Substances Control Interim Guidance for Sampling Agricultural Properties (Third Revision), dated August 7, 2008. A workplan to conduct a phase II site assessment should be submitted to this office for review and approval prior to field activities. Due to the historic use of lead arsenate pesticide, soil samples should be analyzed for lead in addition to arsenic.

Perspective, Hope, and Opportunity



City of Rocklin Community Development Department

**Planning Commission
STAFF REPORT**

Tractor Supply Co.

**Design Review, DR2018-0006
Oak Tree Preservation Plan Permit, TRE2018-0002
Conditional Use Permit, U2018-0005
Tentative Parcel Map, DL2018-0002**

November 6, 2018

Recommendation

Staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (TRACTOR SUPPLY CO. / DR2018-0006/TRE2018-0003, U2018-0005, DL2018-0002)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW AND AN OAK TREE PRESERVATION PLAN PERMIT (TRACTOR SUPPLY CO. / DR2018-0006/TRE2018-0003)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE, DISPLAY, AND AN ALTERNATIVE PARKING STANDARD (TRACTOR SUPPLY CO. / U2018-0005)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (TRACTOR SUPPLY CO. / DL2018-0002)

Proposal/Application Request

This application is a request for approval of the following entitlements to allow the development of a new farm and home supply retail store with enclosed outdoor storage and outdoor display on an approximately 2.6 net acre site:

- A Design Review for the site design, landscaping, architectural designs, colors and materials of the proposed store.

- A Conditional Use Permit to approve permanent outdoor storage, permanent outdoor display, and an alternative parking standard.
- A Tentative Parcel Map to subdivide the existing approximately 3.9 acre parcel into two commercial parcels.

Project Applicant and Ownership

The applicant is Brad Yust of Rocklin Retail Group and the owner is Trimm’s Pavilions, LLC.

Location, Site Characteristics and Background

The approximately 3.9 acre project site is generally located on the south side of Granite Drive, approximately 800 feet west of the Granite Drive/Sierra College Boulevard intersection. The Assessor Parcel Number (APN) is 045-041-020. See **Figure 1**.

The site supports native and non-native grasses and trees, including oaks, and generally slopes between five and ten feet from the southeast corner toward Granite Drive.

Figure 1. Project Location



Surrounding Uses

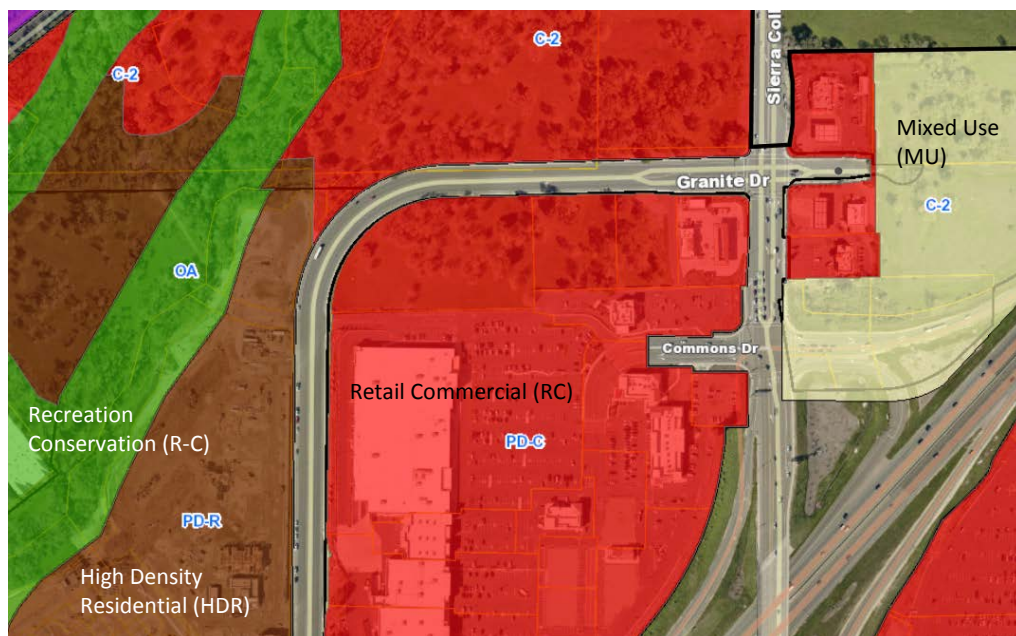
The project site is bound to the west and north by Granite Drive. Across Granite Drive are the Garnet Creek apartments and vacant property. East of the site are two vacant properties. The Rocklin Commons shopping center is located to the south of the project site.

See **Table 1** for surrounding uses and see **Figure 2** for the current General Plan and Zoning.

Table 1. Surrounding Uses

	Current Use	Current General Plan / Zoning
Project Site	Vacant	Retail Commercial (RC) / Planned Development Commercial (PD-C)
North	(across Granite Drive) Vacant	Retail Commercial (R-C) / Retail Business (C-2)
South	Rocklin Commons shopping center	Retail Commercial (RD) / Planned Development Commercial (PD-C)
East	Vacant / gas station	Retail Commercial (RD) / Planned Development Commercial (PD-C)
West	(across Granite Drive) Apartments	High Density Residential (HDR) / Planned Development Residential (PD-R)

Figure 2. Current General Plan and Zoning



General Plan and Zoning Compliance

The project site is designated Retail Commercial (RC) in the General Plan. The site is zoned Planned Development Commercial (PD-C), however, a General Development Plan was never approved for this site so the zoning defaults to the C-2 zone in the Rocklin Municipal Code.

Outdoor Storage and Outdoor Display

Permanent outdoor storage and sale areas are considered to be acceptable in the C-2 zone subject to approval of a conditional use permit and the provision of view obscuring fencing around most storage and display areas.

Historically, the City has approved outdoor storage and outdoor display areas in the same or similar zone districts, including but not limited to Pottery World, Wal-Mart in the Crossings, and most recently Bass Pro Shops.

An integral part of Tractor Supply Co.'s retail operations is permanent Outdoor Sales areas in which large and bulky items such as palletized products, fencing materials, water troughs and other items are stored and displayed. Within the proposed 15,000 square foot outdoor sales area there is also a propane sales area and a 1,200 square foot forage shed (in which feed such as hay is stored). Typically, Tractor Supply Co.'s outdoor sales areas are enclosed with eight-foot tall tubular steel fences, which do not provide any visual screening. To more closely align with the City's historical requirement for screening, the applicant worked with staff to design a three-quarter masonry wall with one-quarter tubular steel fence (6 foot/2 foot). The proposed wall around the Outdoor Sales area will screen the majority of the products within in the enclosure from view. Further, Tractor Supply Co. is known for maintaining its stores and grounds in orderly and clean conditions; products in the Outdoor Sales areas are carefully arranged and not stacked overly high.

Tractor Supply Co. also typically has designated outdoor display areas in front of their stores and in the parking lots. As proposed, the project would have approximately 1,506 square feet of permanent Sidewalk Display and 3,287 square feet of permanent Trailer and Equipment Display along the front of the store and Outdoor Sales area and also between the parking and frontage landscaping along Granite Drive as shown in Exhibit A. As was done with the Lowe's home improvement store approval, Staff has included a recommended condition of approval to require the designated display areas be paved in a material that contrasts with the balance of the sidewalk to clearly delineate the designated display areas. A condition of approval has been included in the project entitlements to ensure the restriction of permanent outdoor display to only those designated areas. Should Tractor Supply Co. wish to conduct short-term sales or display of product outside the Outdoor Sales area or the designated Outdoor Display areas, an application for a Special Event Permit would need to be submitted for review and approval. Given the above, staff believes the proposed Outdoor Storage and Sales areas will be acceptable and therefore supports the proposal.

Alternative Parking Standard

The Zoning Ordinance generally requires commercial and retail uses to provide one parking space per 200 square feet of building area and uncovered sales areas to provide a minimum of ten parking spaces for the first 5,000 square feet of uncovered sales area and one parking space for each additional 1,000 square feet of uncovered sales area, up to a required maximum of twenty parking spaces. Based on these formulas, the project would be required to provide a total of 116 parking spaces (96 for the building and 20 for the outdoor sales area). The project proposes to provide 76 parking spaces (a ratio of four spaces per 1,000 square feet of building area).

The Zoning Ordinance also allows the Planning Commission to establish off-street parking requirements for uses not listed in the title. In the past, using this provision of the ordinance, the City has approved similar requests for alternative parking requirements for businesses with low customer to floor area ratios that does not typically generate a high parking demand similar to Tractor Supply Co. Examples of these projects include Pottery World (three spaces per 1,000 gross square feet of floor area), Five Star Village Phase III, also known as the former Wal-Mart (four spaces per 1,000 gross square feet of floor area), and the Rocklin Crossings General Development Plan allows buildings that are 60,000 square feet or larger to provide four spaces per 1,000 gross square feet of floor area, all of these projects have been built and are operating without any parking issues.

In this instance, Staff believes that the proposed parking ratio would be acceptable as long as the project site was occupied by Tractor Supply Co. or a similar retailer with a low customer to floor area ratio. An alternate site plan has been included in Exhibit A that shows how the Outdoor Storage and Display area could be redeveloped to allow the building to comply with the standard retail parking ratio should Tractor Supply Co. leave the site and retail users with a more typical parking demand occupy the 19,034 square foot building. The Alternate Site Plan (Sheet A3) demonstrates how the Outdoor Sales area could be reconfigured to create 112 additional parking spaces, exceeding the minimum requirement of 96 parking spaces for a building of that size. Staff has included a condition of approval that would require the parking lot to be converted consistent with the Alternate Site Plan in the event that Tractor Supply Co. was to leave this site and not be replaced by a similar retail use.

Staff determined that, as conditioned, the alternative parking proposal would not have a negative impact on any nearby properties and therefore would be acceptable.

Conditional Use Permit

As discussed above, subject to the approval of the requested Conditional Use Permit to allow outdoor storage, outdoor display, and a parking reduction, the project would be consistent with the Municipal Code.

Security

To ensure the operations of the store include adequate security measures relative to the Outside Sales and Storage areas, Planning and Police Staff recommend a condition of approval similar to that applied to the recent Bass Pro Shop outdoor storage and display project. The condition provides specific requirements for alarms, gate keypads, motion sensors, and lighting that are required of the Security Plan to be submitted to and approved by the Police Chief prior to issuance of a building permit.

As discussed above, Staff recommends that the Planning Commission approve the proposed conditional use permit to allow out door sales and storage, an alternate parking option, and ensure adequate security provisions are incorporated into the project.

Design Review

Access, Circulation and Site Layout

Access is proposed to be provided from two driveways off of Granite Drive. The western driveway traverses Parcel B and provides right in/right out only access from and onto Granite Drive since it is in close proximity to the Rocklin Commons driveway west of Target. The easterly driveway was located and designed to provide access to the project and to accommodate future development of the properties to the east. A traffic signal is anticipated to be required at this driveway when the vacant commercial property north across Granite Drive develops in the future. Reciprocal access and parking between Parcel A and B of this project and with the parcels to the east are required through conditions of approval on the tentative map. At such time as the easterly properties are developed they will be required to provide reciprocal access and parking to the other parcels.

The location of the northern driveway also provides adequate sight distance for a full-movement driveway. The sight distance triangles are shown on plans in Exhibit A. Staff has included a condition to ensure that fences, walls, landscaping, signs, and product display not interfere with the line of site for vehicles utilizing this driveway consistent with the Mitigated Negative Declaration prepared for the project.

The proposed building is positioned to maximize visibility from Granite Drive and provide circulation around it, as well as to provide adequate access to the outdoor sales area and to the rear of the building for product delivery.

Grading

The project site is lower than the adjacent Target parking lot, retaining walls were built along the southern property line to facilitate the development of Target and the Rocklin Commons Shopping Center. Currently the site slopes from south to north. As a part of the Tractor Supply Co. project the site would be graded nearly flat. There would be a grade differential of approximately six to eight feet between the project site and the Target parking lot. A new retaining wall, built of decorative split face CMU or keystone, would be built along part of the east and the south property boundaries, to accommodate the proposed grading and ensure the stability of the existing retaining wall along the southerly boundary constructed with the Rocklin Commons development.

Landscaping

The proposed on-site landscaping as shown in the landscape plan is consistent with the City's Design Review Criteria employing a mix of various species of trees, shrubs, and groundcovers. The project is conditioned to provide verification that the proposed landscaping will comply with the parking lot shade requirement to achieve 50% shading at maturity (15 years). The landscape plan also provides for a row of trees to be planted along the project's southerly property line to help screen the rear of the building from the adjacent Target parking lot.

Building Architecture and Public Art

This project is within the Granite Architectural District. On August 16, the Architectural Review Committee (ARC) considered the architecture for Tractor Supply Co. The ARC was supportive of the project's architecture and determined that it generally complied with the Granite District requirements. Subject to inclusion of two revisions, the ARC recommended approval of the project by the Planning Commission. Specifically, the ARC directed the applicant to work with staff to incorporate additional architectural interest on the west elevation that faces the outdoor sales yard and to incorporate public art into the project.

The applicant worked with staff and added two awnings, decorative lights, and a central entry feature to the west wall, providing a similar amount of detail and interest as the east and south elevations. As of the publication of the agenda packet, the applicant was working with Parks and Recreation to determine the location and what type of public art could be incorporated into the project.

Outdoor Storage and Outdoor Display

As discussed above, the Outdoor Sales area will be enclosed by an eight foot tall combination wall, three-quarter masonry wall/one-quarter tubular steel fence enclosure. The wall incorporates pilasters and a decorative cap to complement the building's materials and would be topped with a two foot high decorative tubular metal fence powder coated black. The Forage Shed within the Outdoor Sales area has been enhanced to incorporate Tractor Supply Co. red paint and to look like an actual barn.

Staff has also included a draft condition to require that the designated outdoor display areas use a colored concrete to differentiate them from sidewalks and parking spaces, clearly demarcate the areas in which goods may be displayed and provide greater visual interest.

Signage

Building and freestanding signage for the project is conditioned to comply with the Sign Ordinance, the Design Review Criteria, and the Granite District Architectural Guidelines for signs. The monument sign is required to be constructed outside the designated line of sight area.

Summary

Staff has determined that the proposed site design, architecture, colors and materials, signage, and landscaping for the Tractor Supply Co., as modified by the recommended conditions of approval, are consistent with the Citywide Design Review Criteria and Granite District Architectural Guidelines. As noted above, with the incorporation of enhancements to the project's west façade and public art, the ARC recommended the Planning Commission approve the Tractor Supply Co. project.

Oak Tree Preservation Plan Permit

A total of 88 native oak trees were surveyed on or near the project site, 85 oak trees are located on the project site and there are three additional trees that are located near the shared property line but on the neighboring parcel to the east. A total of 67 oak trees would be removed to accommodate required grading and site development. The three oak trees on the neighboring parcel and eighteen trees on proposed Parcel B would be protected in place during construction and retained. All oak trees removed would be mitigated as set forth in the Mitigated Negative Declaration prepared for the project.

Tentative Parcel Map

The project proposes to subdivide the approximately 3.9 gross acre site into two commercial parcels of approximately 2.6 (Parcel A) and 1.3 (Parcel B) acres, respectively. The tentative parcel map would also establish access and public utility easements needed across and between the newly created parcels. A standard condition of approval would require reciprocal parking, access, and utility easements, or the functional equivalent, between the two parcels created by the map as well grant similar access to the two neighboring properties to the east so that when fully developed the parcels would function as a cohesive commercial center with shared parking, and access to an anticipated future traffic signal on Granite Drive and the Tractor Supply Co.'s northerly driveway.

Environmental Determination

Consistent with the requirements of CEQA, an Initial Study was prepared to determine the Tractor Supply Co. project's potential impacts on the environment. The study found that the project could have significant impacts with regard to Biological Resources, Cultural Resources, and Transportation/Traffic; however, it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore, a Mitigated Negative Declaration (MND) of environmental impacts was prepared for the project.

Recommendation

Staff recommends that the Planning Commission approve the Tractor Supply Co. project as proposed and conditioned.

Prepared by Dara Dungworth, Senior Planner