

Members of the Rocklin City Council,

Please see below a brief history of the Tractor Supply Company (TSC) Project, Rocklin, Ca. This includes the design work, reconfigurations, constraints, and considerations that went into the final site plan and design configuration for the TSC project that was ultimately submitted for the City's consideration:

2017

July / August negotiations with the land owner (Ralph Trimm). Agreement to subdivide property with Trimm, Trim to retain easterly portion of property for future development.

September ... Initial pre-application meeting with the City of Rocklin to discuss the zoning and location for the project. Receive from the City of Rocklin, design feedback, the application and development fee estimates.

October... Using City guidelines, work with architect on possible site plans. 4 different configuration options are considered. Original plan to be submitted to City of Rocklin, attached.

November ... CEQA environmental determination information is presented to the City. CEQA exemption request rejected.

December ... "Wetlands" evaluations and engineering contract proposal and report... (Ecorp) Wetlands area is determined to be = 262 sq. ft. of 3.89 acre site (169,450 sq. ft.) Traffic - clear site distance determination needed, contract signed... (Fehr Peers).

2018

January ... Pay City contract for Traffic site distance evaluation, Fehr Peers; redesign site to avoid "Wetlands"; redesign site again to allow more site distance. Even with reconfigurations and adjustments, site does not work to create adequate clear site distance.

February ... Completely switch site to allow "adequate clear site distance". To provide for adequate site distance, entrance driveway must be on the far right-hand side of the property. Renegotiate purchase contract with Trimm. Switch location of Seller retained property and property for TSC.

Consideration of multiple site plans and building orientation to make best use of existing topography, reduce as much as possible any grading, save existing trees, while providing TSC with TSC requirements including delivery truck access and customer parking and customer access, etc. With the incorporation of "Vehicle clear site distance" requirement, the main

access driveway on far right (easterly side) of property will also be used (in the future, when developed) for the location of a traffic signal which will provide access to property across the street. Consideration was discussed about trying to locate on the Trimm's other, next door property. Even though it is roughly the same overall size, the shape of that property would not work with the needed requirements (that next door property, has subsequently been sold).

Present possible alternate site plans for Sellers retained parcel. Including what an AutoZone might look like on the retained parcel. (Attached)

New site configuration and location is presented to TSC for approval.

March ... Order Air Quality impact report for City. Order Geotechnical report. Order Phase 1 Environmental report. Order Survey and Topographical Report. Order Civil Engineering drawings. Order Architectural Drawings. Order Landscape Plan. Order Arborist report.

April ...Work with City staff to answer specific questions about TSC and its operation. Receive engineering and all other reports and drawings. Prepare design and engineering package for submission to the City.

May... Submission to the City of Rocklin, of complete design package 100 pages of plans and reports; including all reports and drawings, color boards, Low Impact Development (LID) plans for storm water treatment, photographs and exhibits. Payment of application fee. Scheduling for Architectural Review Committee (ARC) consideration.

June ... Respond to various questions from City staff about different aspects of project design. Change numerous elements of the design and site plan to meet City requests / suggestions. Change exterior elevations, add trellises, change landscape plan including adding more trees. All change(s) need to be reflected on all design pages, which necessitates redraw by all consultants.

July ... Redesign outdoor storage fencing by adding three-quarter wall. Provide additional cross-sections showing screening of roof mounted HVAC. Design details for the forage shed /barn. Update arborist report at the direction of the City for clarification regarding the existing dead, dying, or diseased trees on site. Update of arborist report to include a spreadsheet that includes the total of each category for each tree condition.

Continue to work with City staff and outside agencies, regarding project design materials, elevations, storefront, siding type, adding taller trees near the trellises, adding planters and benches in front of the store, show Fire Department apparatus turning radii, building lighting and building colors. Design items updated so that they meet the requirements of the Granite Architectural District. All consultants change all sheets to reflect and incorporate changes.

August ... Architectural Review Committee meeting August 16, 2018.

Design and project approved unanimously. Continue to work with City staff to incorporate minor changes suggested by ARC. Prepare final plans for Planning Commission meeting.

September ... Provide City staff with updated details including the colored landscape plan, the final arborist report on the trees, updated elevations , detail building and awning colors as suggested by ARC. Planning Commission meeting scheduled for November 6, 2018.

October ... Archaeologist report submitted, provide revised tentative parcel map, provide staff with proposed easements and joint use agreements between the TSC parcel, Seller's retained parcel, and the parcels abutting the project to the East.

Although they received notice of the proposed project and request for comments many months prior and had a copy of the recent Phase 1 environmental report indicating no concerns, Placer County Environmental Health Department asked for Phase II soil testing because they believe the property had been used for agricultural in prior years. (The property has not been used for any type of agricultural purpose in over 50 years). Ultimately, the Phase II testing was performed on the property and the property is "clean" with no environmental hazards present. No further environmental action is required.

November... Work with City staff on Planning Commission report and proposed Planning Commission resolutions. All of the projects design and language concerns are discussed with City staff and all items agreed.

Planning Commission hearing November 6, 2018.

The Planning Commission discussion centers around the existing oak trees on the property. However, not much discussion about the physical constraints of the property related to the development issues including: the physical nature of the site, the curve of Granite Drive creating the need for clear vehicular site distance, and the building and utility constraints created with a commercial project. Those issues were mentioned, but are not discussed in any detail at the Planning Commission. The location is challenging to design for the following reasons:

- (1) The vehicular clear sight distance requirement in the front of the property creates an area that *cannot* have either existing or future trees or other large landscaping or walls or buildings located inside of it. This also means that the access driveway must be as far to the east as possible.
- (2) There is a small area of "wetlands" (262 sq. ft.) on the property that is being left undisturbed. Leaving this area undisturbed, necessitated the realignment of the

main access point to the property. There are also access restrictions along the entire curved road portion along Granite Drive.

- (3) The site is not flat or nearly flat. Although at a first and casual look at the property, the property appears relatively flat, in fact, the property slopes from the back of the property near Target, down towards Granite Drive approximately **15 feet**. This creates the need to provide "cut" and "fill" areas (graded and filled and compacted) and makes it nearly impossible to save many of the trees. An examination of the cross-section showing the property reveals that after the site is graded, the base of some of the existing trees would be as much as 7 feet in the air, while others would be in deep holes.
- (4) The site is very small in comparison to other nearby retail developments. By way of example, Rocklin Commons (the Target Center) is 50+ acres, while the Safeway site on Granite Drive is 12 acres. Both are obviously much larger in land size than the TSC site. The Safeway shopping center site is 12 acres versus the subject **TSC site at 2.6 acre**, (including the Seller remainder parcel, the site is 3.89 acres). The size and topography of this parcel makes designing a project that incorporates the City and TSC requirements, saves trees, and still meets all other land use requirements, very challenging.
- (5) Because grading is required on the TSC site, the ground will be disturbed. To make the site usable for a building, a series of small retaining walls and their associated underground footings will be incorporated into the site design. By using a series of smaller retaining walls and then sloping the ground between the walls, it presents a much more visually appealing, less impactful, pedestrian friendly development, particularly adjacent to Granite Drive. (As opposed to one or 2 retaining walls, each, 7 feet tall)
- (6) The existing ground will also be disturbed for underground electrical, sewer, water, building fire sprinkler lines, gas lines, fiber and cable, etc. . In order to accommodate design guidelines for Low Impact Development (LID) treatment of runoff storm water, an underground utility plan has been designed, which will further disturb the ground. The ground disturbance will have significant impact on the existing tree root structure and on the trees themselves on a small, constrained sit

All of the constraints make saving existing trees extremely difficult. In an effort to save and protect as many of the existing trees as possible, we have reconfigured the site plan. We have identified at least 6 existing trees that we believe can be saved. We are working diligently with our arborist, landscape architect, civil engineer, and architect to identify as many trees that can be saved as possible. It should be noted, that of the existing 88 oak trees on the property, 28 trees are rated 0-2 (dead, failing/critical, or poor) per the City's rating system and 60 trees are rated 3-5 (fair, good, or excellent) per the City's rating system. Of the 88 oak trees on the

property we believe that we can save 23; 17 oaks on the undeveloped portions of Parcel B and 6 oak trees on the Tractor Supply store site, Parcel A. In addition to the 6 trees on site that we have identified to save, 84 new trees will be planted, and have been incorporated into the landscape plan. These 84 new trees will include "Valley Oak" and "Holly Oak" as well as "Chinese Pistache", "Deodar Cedar", "Western Redbud" and "Chanticleer Pear". So to recap this section, there are

Existing Oak Trees:

28 rated 0-2

60 rated 3-5

88 TOTAL

Per New Landscape Plan:

23 Trees to be saved

84 Trees to be added

107 TOTAL TREES

In addition to paying the Oak Tree mitigation fee pursuant to the Oak Tree Preservation Ordinance, we would like to propose the payment of an additional \$7,500 to be used towards the upgrading of the "Trailhead Area" across Granite Drive.

Despite this site being extremely challenging site to develop, we are excited to be able to bring Tractor Supply Company to the City of Rocklin. The Rocklin Tractor Supply store is estimated to have annual sales of several million dollars and employ between 12 and 18 people. Tractor Supply is an extremely talented and respected retailer. They are actively involved in the community, such as participation in 4H and Future Farmers. We expect the store to be well received and we believe it will fit in well with the City of Rocklin.

Thank you all for your consideration,

Brad Yust
Project Manager