



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved 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: July 26, 2016

Project Name and Requested Approvals:

SIERRA PINE SUBDIVISION
GENERAL PLAN AMENDMENT, GPA2016-0002
GENERAL DEVELOPMENT PLAN, PDG2016-0004
REZONE, Z2016-0002
TENTATIVE SUBDIVISION MAP, SD2016-0005
DESIGN REVIEW, DR2016-0009

Staff Description of Project:

This application is a request for approval of the following entitlements to allow the development of approximately 28.17 acres into 199 single-family residential lots:

- A General Plan Amendment to change the land use designation from a combination of Mixed Use (MU) and High Density Residential (HDR) to Medium High Density Residential (MHDR).
- A General Development Plan to establish the land uses and development standards for the proposed zone district.
- A Rezone to change the zoning applicable to the project site from Heavy Industrial (M-2) to Planned Development 7 dwelling units per acre (PD-7).
- A Tentative Subdivision Map to create a 199-unit single family small lot residential subdivision.
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed single-family small lot residential subdivision.

Location:

The subject site is located at 4300 Dominguez Road. APN 045-021-011.

Existing Land Use Designations:

The property is zoned Heavy Industrial (M-2).

The General Plan designation is Mixed Use (MU) and High Density Residential (HDR).

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

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Phil Rodriguez with Lewis Planned Communities. The property owner is SierraPine, a California limited partnership.

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\2016\Sierra Pine Subdivision\2-Project Information.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: Sierra Pine

LOCATION: 4300 Dominguez Road, Rocklin CA 95677

ASSESSOR'S PARCEL NUMBERS: Parcel No. 2 per Approved Sierra Pine Tent. Parcel Map No. DL2015-0003

DATE OF APPLICATION (STAFF): 7/26/16 **RECEIVED BY (STAFF INITIALS):** DMO

FILE NUMBERS (STAFF): SD20160005 **FEES:** 22,156-

RECEIPT No.: RA544

GPA 2016-0002
Z 2016-0002
PDG 2016-0004
DR 2016-0009

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: March, 25, 2016

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

<input checked="" type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input checked="" type="checkbox"/> Tentative Subdivision Map (SD) Fee: \$17,715 (1 st 50 lots) \$2,188 (each add'l 50 lots) \$10,337 Modification	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888 <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496 <input type="checkbox"/> Major (CC Approval) Fee: \$13,252
<input checked="" type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input checked="" type="checkbox"/> General Development Plan (PDG) Fee: \$13,475	<input checked="" type="checkbox"/> Design Review (DR) Commercial Fee: \$9,888 Residential Fee: \$6,097 Signs Fee: \$4,233	<input type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$15,845 \$2,142 (each add'l 50 lots or 100 acres)		<input type="checkbox"/> Modification to Approved Projects Fee: \$3,481
File Number		
Environmental Requirements (STAFF)	<input type="checkbox"/> Exempt - \$1,277.00 <input type="checkbox"/> Negative Declaration - \$5,166.00	<input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 <input type="checkbox"/> EIR - See Fee Schedule



APPLICATION SUBMITTAL REQUIREMENTS / CHECK-IN SHEET

To be Returned with the Application Package

To be Completed by Staff Planner (Completed by: _____)

Project Name: Sierrapine

Date: 7/7/2016

(Signature)

Required*	FORMS & DOCUMENTS:	Received
	Completed Application Form (p. 3-5)	✓
	Completed Agent Authorization Form (one per authorized agent) (p. 6)	0
	Completed Notification of Owners of Mineral Rights (p. 7)	✓
	Completed Notice of Department of Fish and Game Filing Fees (p. 8)	✓
	Completed Hazardous Waste and Substances Statement (p. 9)	✓
	Completed Mitigation for Air Quality Impacts Statement (p. 10-11)	✓
	Completed Environmental Information Sheet (p. 12-16)	✓
	Completed Formatting and Minimum Requirements checklist (p. 17-23)	0
	300 Foot Radius Map and Labels (Include owners, applicant, and property owners—see p. 24 for additional instructions)	✓
	One Preliminary Title Report for all subject properties (current within six months)	✓
	Soil Report	
	STANDARD EXHIBIT SETS:	
	One CD or USB Flash Drive of All Project Exhibits and submission materials	✓
	Two Sets 11" x 17" Reductions of All Project Exhibits for the initial submittal	✓
	<i>** All plan sets to be collated, stapled into single sets, and folded to 8-1/2" x 11"</i>	
	<i>Exhibit Sets to include the following sheets as applicable:</i>	
	Site Plan	
	Preliminary Grading and Drainage	
	Preliminary Landscape Plan (include symbols, quantities, botanical names, container sizes, and average height based on American Standards for Nursery Stock)	
	Elevations of All Four Sides of All Buildings	
	Architectural and Site Details (trash enclosures, bike racks, special building treatments)	
	Building Sections and Roof Plans	
	Rough Floor Plans	
	Elevations of Sign Design	
	A Stormwater Control Plan and draft Operation and Maintenance Plan consistent with the requirements of the City of Rocklin Post Construction LID Manual (www.rocklin.ca.us/LID)	
	Tentative Map (separate set from design review/use permit, if applicable)	
	SPECIAL EXHIBITS:	
	Color and Material Boards for Buildings and Signs (maximum size: 8½" x 14")	
	Colored Building Elevations	

RECEIVED
JUL 26 2016
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	Colored Sign Elevations	
	Colored Landscaping Plan	
	Color Renderings (11" x 17" Reductions)	
	Photo-simulations (11" x 17" Reductions)	
	ADDITIONAL INFORMATION (as may be required; may include, but is not limited to, the following):	
	Tree Survey/Arborist Report	
	Wetland/Riparian Delineation	
	Archeological/Cultural Survey	
	Traffic Study	
	Phase 1 Site Assessment	
	Photometric Study	
	Noise Study	
	Air Quality / Green House Gas	

* Unless waived by a Staff Planner

Additional Submittal Information

- Note 1:** All use permits and design review applications shall include a site plan, building exterior elevations, preliminary landscape plans, rough floor plans, preliminary grading plans, a color and materials board, and colored elevations and landscaping plans.
- Note 2:** The applicant shall be responsible for contacting the Army Corps of Engineers, to determine whether a wetland delineation is needed, and the Fish and Game Department, regarding floodplains and riparian areas, prior to application submittal.
- Note 3:** Any dedication resulting in transfer of ownership from a private party to the City will require a Phase One Hazardous Materials Study in accordance with CEQA guidelines and shall be transferred with free and clear title.
- Note 4:** The City requests that the property owner or property manager notify tenants of the proposed project and the date, time, and location of the public hearing.
- Note 5:** Applicants are strongly encouraged to conduct neighborhood and/or property owners association meetings prior to the City scheduling the project for public hearing.



UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: SierraPine, a California limited partnership *MD Emerson*

ADDRESS: 1050 Melody Lane, Suite 160

CITY: Roseville STATE: CA ZIP: 95678

PHONE NUMBER: 916-772-3422

EMAIL ADDRESS: DSeefeldt@SierraPine.com

FAX NUMBER: _____

SIGNATURE OF OWNER *[Handwritten Signature]*
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Lewis Planned Communities

CONTACT: Phil Rodriguez

ADDRESS 9216 Kiefer Blvd

CITY: Sacramento STATE: CA ZIP: 95826

PHONE NUMBER: (916) 403-1703

EMAIL ADDRESS: phil.rodriquez@lewismc.com

FAX NUMBER: (916) 244-0961

SIGNATURE OF APPLICANT *[Handwritten Signature]*



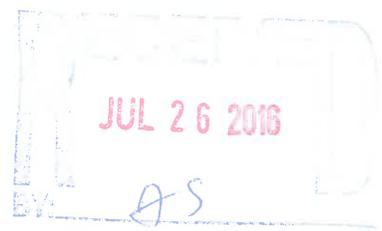
UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION: Existing: <u>HDR & MU</u> Proposed: <u>MDR</u> Zoning: Existing: <u>M-2</u> Proposed: <u>PD-7</u>	PROPERTY DATA: 28.17 AC (Gross) Acres: <u>26.43 AC (Net)</u> Square Feet: <u>See arch plans</u> Dimensions: <u>See Map</u> No. of Units: <u>Prop. 199 Homes</u> Building Size: <u>See Arch Plans</u> Proposed Parking: <u>2 Car Garages</u> Required Parking: <u>Min. 2 spaces</u> Access: <u>Public Roads</u>	UTILITIES: <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; border: none;">EXISTING</th> <th style="text-align: left; border: none;">PROPOSED</th> </tr> </thead> <tbody> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Pub. Sewer</td> <td style="border: none;"><input checked="" type="checkbox"/> Pub. Sewer</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Septic Sewer</td> <td style="border: none;"><input type="checkbox"/> Septic Sewer</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Pub. Water</td> <td style="border: none;"><input checked="" type="checkbox"/> Pub. Water</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Well Water</td> <td style="border: none;"><input type="checkbox"/> Well Water</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Electricity</td> <td style="border: none;"><input checked="" type="checkbox"/> Electricity</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Gas</td> <td style="border: none;"><input checked="" type="checkbox"/> Gas</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Cable</td> <td style="border: none;"><input checked="" type="checkbox"/> Cable</td> </tr> </tbody> </table>	EXISTING	PROPOSED	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
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PROJECT REQUEST: Entitlements requested are for Tentative Subdivision Map, General Plan Amendment, Rezone, General Development Plan, and Design Review.

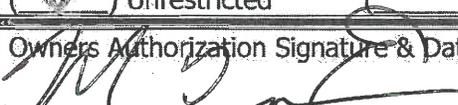
(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

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.



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: Sierra Pine
Location: 4300 Dominguez Road, Rocklin CA 95677
Assessors Parcel Number(s): 045-021-011
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Tentative Subdivision Map, GPA, GDP, Rezone, & Design Review
Name of person and / or firm authorized to represent property owner (Please print): Lewis Planned Communities; Phil Rodriguez, Vice President
Address (Including City, State, and Zip Code): 9216 Kiefer Blvd. Suite 4; Sacramento, CA 95826
Phone Number: (916) 403-1703
Fax Number: (916) 244-0961
Email Address: phil.rodriguez@lewismc.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input checked="" type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:  7-2016
Owners Name (Please Print): M.D. Emmerson SierraPine a California limited Partnership
Owners Address (Including City, State, and Zip Code): 1050 Melody Lane, Suite 160 Roseville CA 95678
Phone Number:
Email Address:

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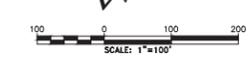
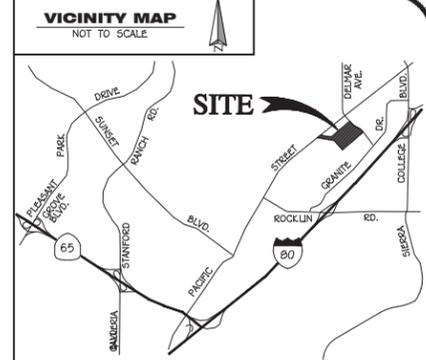
GENERAL PLAN AMENDMENT EXHIBIT for
SIERRA PINE

CITY OF ROCKLIN

CALIFORNIA

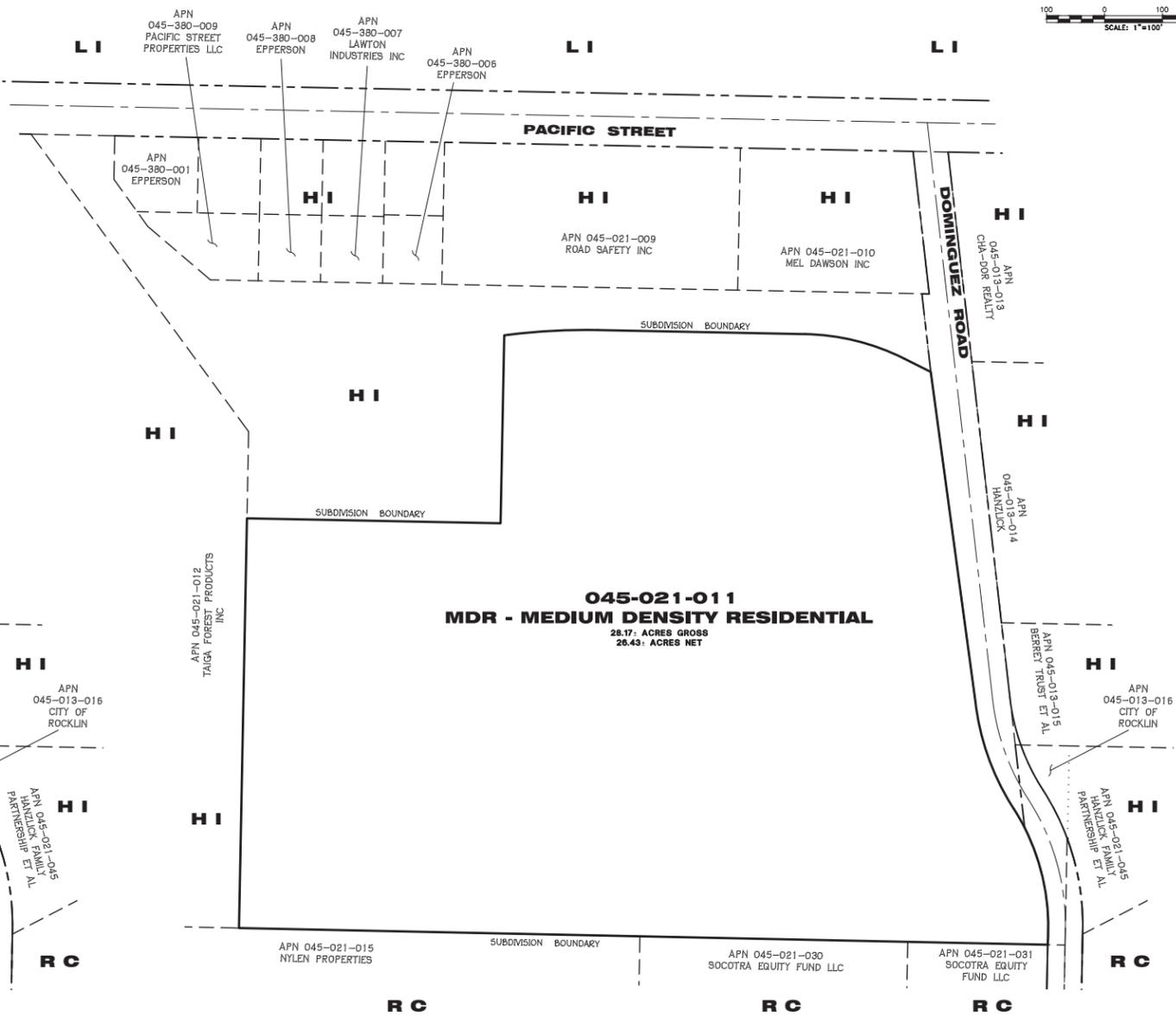
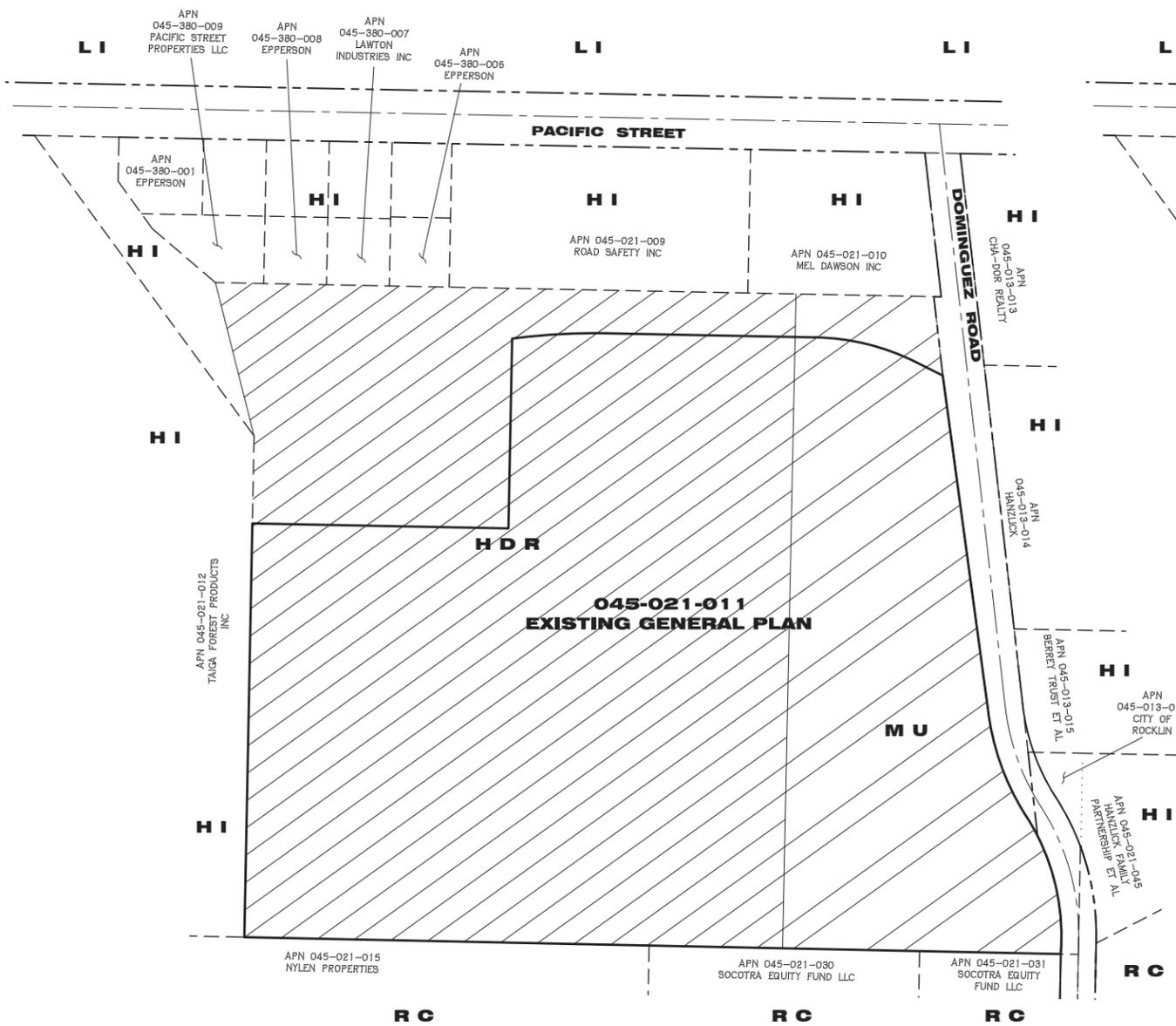
GENERAL PLAN INDEX:

- HI HEAVY INDUSTRIAL
- RC RECREATION CONSERVATION
- HDR HIGH DENSITY RESIDENTIAL
- LI LIGHT INDUSTRIAL
- MDR MEDIUM DENSITY RESIDENTIAL



EXISTING GENERAL PLAN

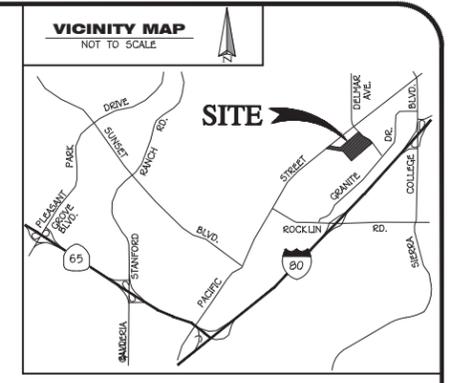
PROPOSED GENERAL PLAN



REZONE EXHIBIT for SIERRA PINE

CITY OF ROCKLIN

CALIFORNIA

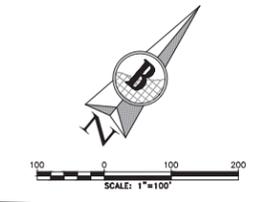
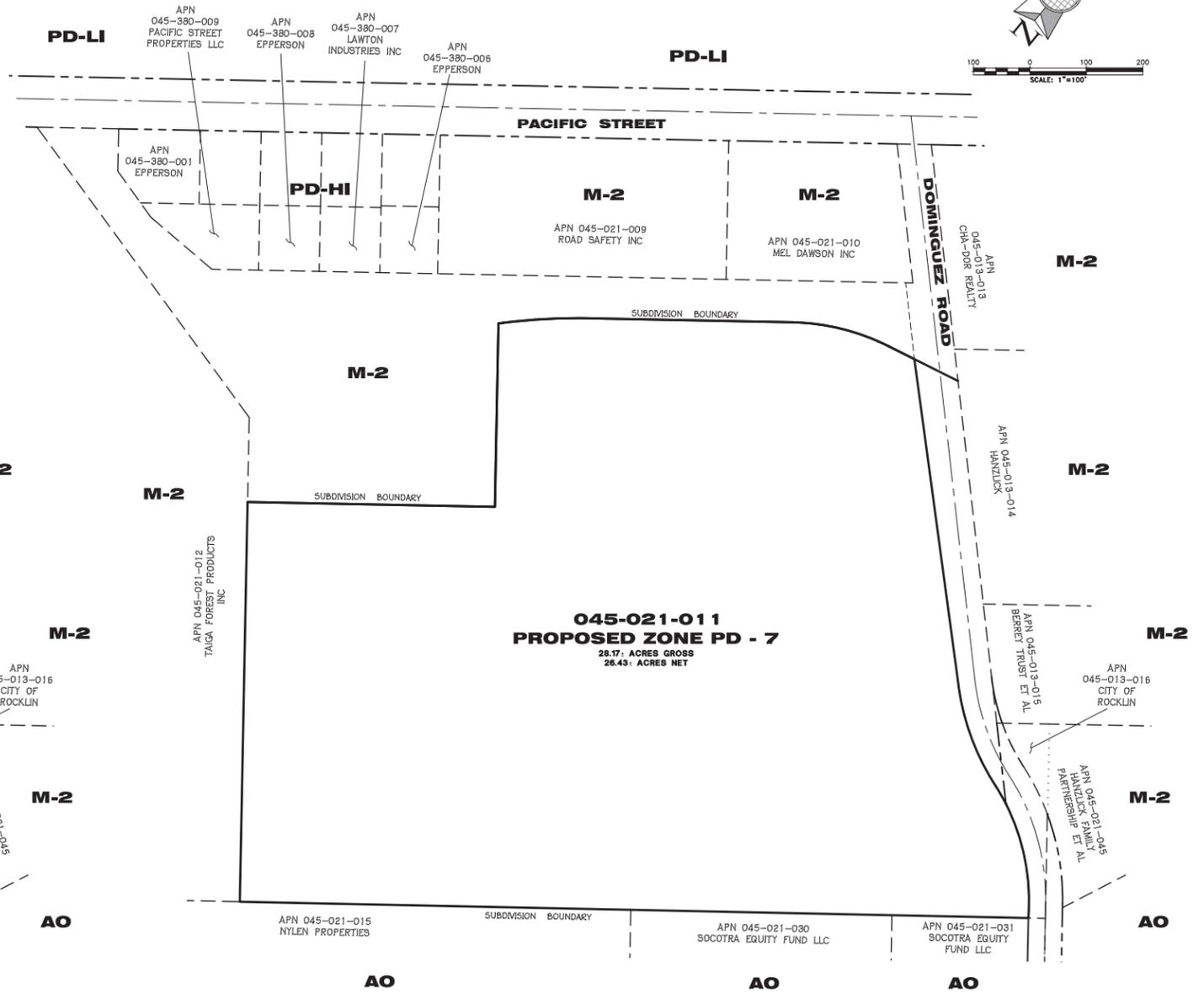
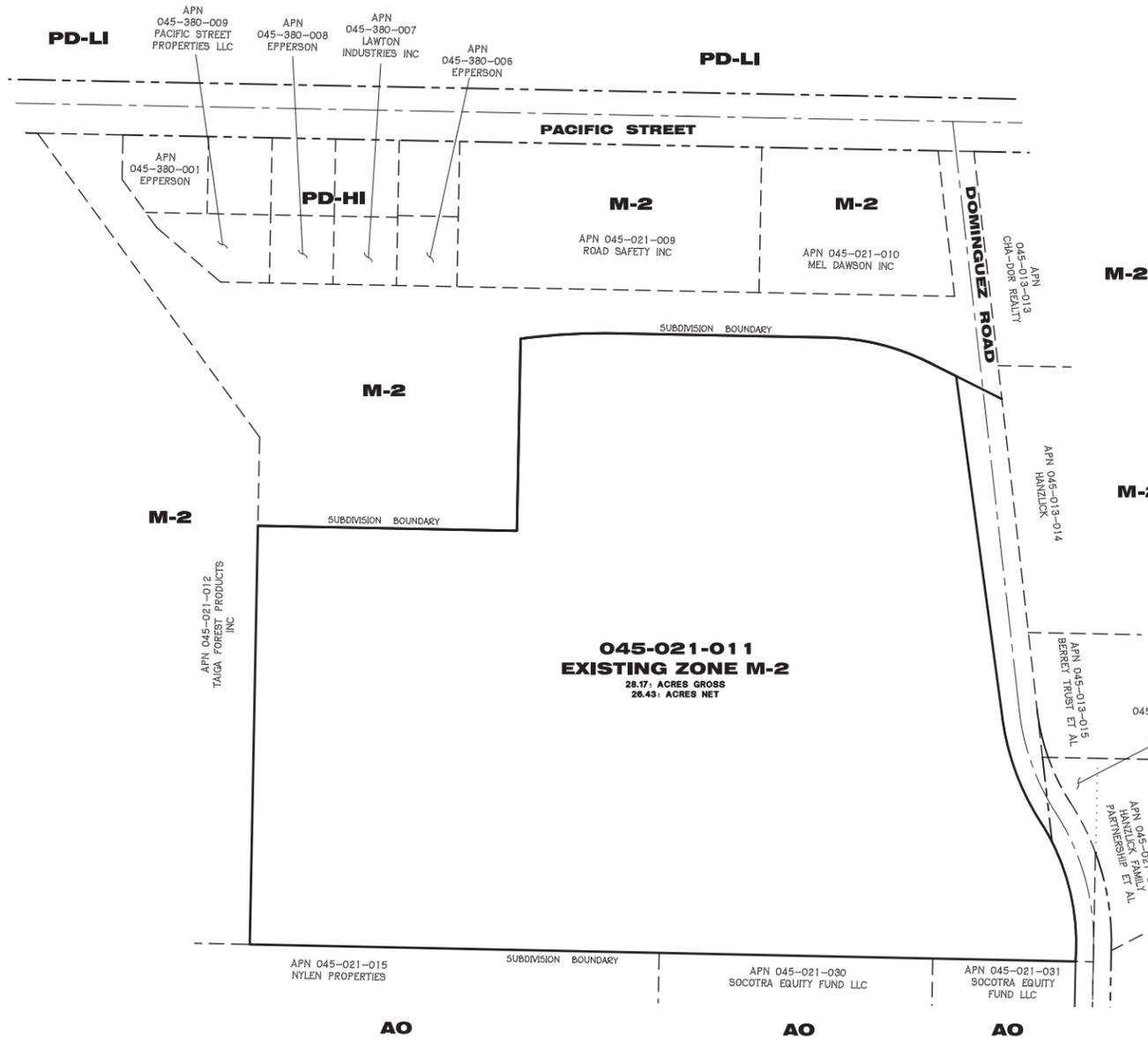


ZONE INDEX:

- M-2 HEAVY INDUSTRIAL
- OA OPEN AREA
- PD-HI PLANNED DEVELOPMENT - HEAVY INDUSTRIAL
- PD-LI PLANNED DEVELOPMENT - LIGHT INDUSTRIAL

EXISTING ZONING

PROPOSED ZONING



REZONE EXHIBIT FOR:
SIERRA PINE
SHEET 1 OF 1



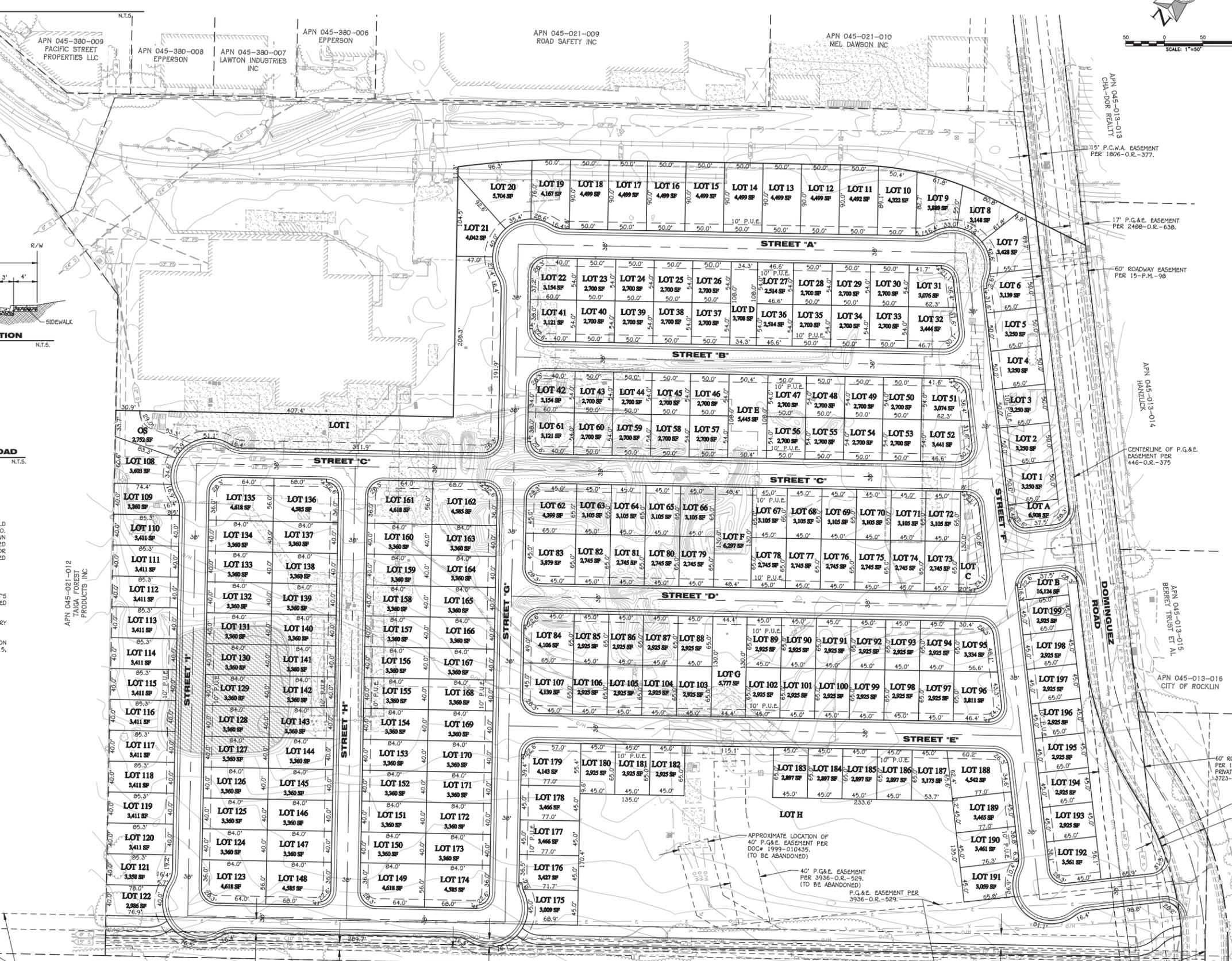
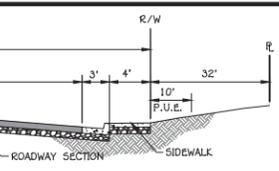
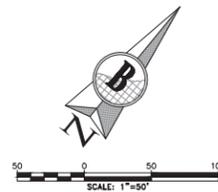
TENTATIVE SUBDIVISION MAP SIERRA PINE

CITY OF ROCKLIN

CALIFORNIA

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

ASSESSORS PARCEL NUMBER: 045-021-011
 EXISTING GENERAL PLAN: HL, HDR, AND MU
 PROPOSED GENERAL PLAN: MDR
 EXISTING ZONING: M-2
 PROPOSED ZONING: PD-7
 EXISTING LAND USE: MANUFACTURING
 PROPOSED USE: RESIDENTIAL

OWNER: SIERRAPINE LTD.
 1050 MELODY LANE, SUITE 160
 ROSEVILLE, CA 95678
 ATTN: JEFF JOHNSON
 TEL: (916) 677-4460

DEVELOPER/APPLICANT: LEWIS PLANNED COMMUNITIES
 9216 KIEFER BOULEVARD
 SACRAMENTO, CA 95825
 ATTN: PHIL RODRIGUEZ
 TEL: (916) 363-2617 EXT. 228

ENGINEER: BURRELL CONSULTING GROUP, INC.
 1001 ENTERPRISE WAY,
 ROSEVILLE, CA 95678
 TEL: (916) 783-8898

UTILITY DISTRICTS: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
 SEWER: PACIFIC GAS AND ELECTRIC
 ELECTRIC: PACIFIC GAS AND ELECTRIC
 GAS: PACIFIC GAS AND ELECTRIC
 TELEPHONE: AT&T
 DRAINAGE: CITY OF ROCKLIN
 WATER: PLACER COUNTY WATER AGENCY

LAND AREA: 28.17+ ACRES GROSS
 26.43+ ACRES NET
 NUMBER OF EXISTING LOT: 1
 NUMBER OF PROPOSED LOTS: 199 SINGLE FAMILY RESIDENTIAL
 9 COMMON SPACE LOTS

BENCHMARK

ELEVATION = 293.93' DATUM = NGVD 29
 CITY OF ROCKLIN BENCHMARK RI-7
 PK & WASHER IN THE SOUTHERLY END OF HEADWALL ON THE
 SOUTHWESTERLY SIDE OF DOMINGUEZ ROAD OVER SUCKER CREEK.

SURVEYOR'S STATEMENT

PREPARED UNDER THE DIRECTION OF:

JIM C. KOO PLS 7829
 EXP. DATE: DEC. 31, 2016

DATE



TENTATIVE SUBDIVISION MAP
SIERRA PINE
 SHEET 1 OF 1
 JULY 15, 2016



P.G.&E. EASEMENT PER 3936-O.R.-529.
 APN 045-021-015 NYLEN PROPERTIES
 20' P.G.&E. EASEMENT PER 1685-O.R.-286
 10' S.P.M.U.D. EASEMENT PER 3624-O.R.-277
 20' PRIVATE ACCESS EASEMENT PER DOC#91-002774
 10' ROCKLIN-LOOMIS UTILITY DISTRICT EASEMENT PER 836-O.R.-307
 APN 045-021-030 SOCOTRA EQUITY FUND LLC
 20' P.G.&E. EASEMENT PER 1685-O.R.-286
 PRIVATE ACCESS EASEMENT PER 2651-O.R.-748
 APN 045-021-031 SOCOTRA EQUITY FUND LLC

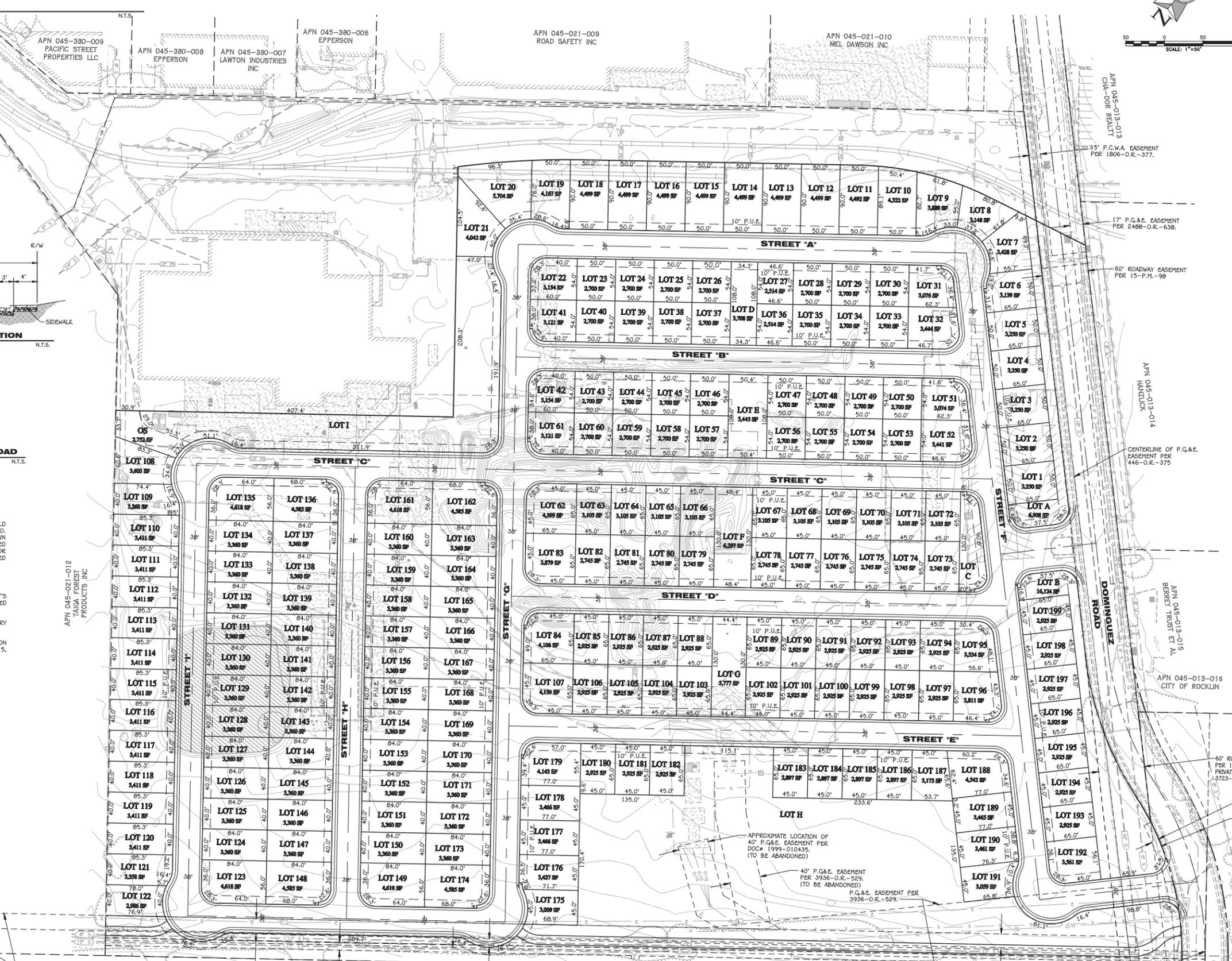
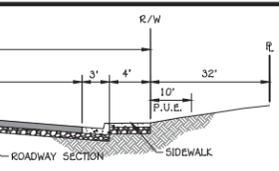
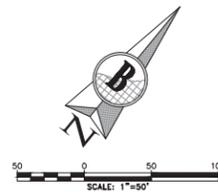
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CITY OF ROCKLIN

CALIFORNIA

VICINITY MAP

NOT TO SCALE



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 PROPOSED ZONING: PD-7
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 PROPOSED USE: RESIDENTIAL

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 1050 MELODY LANE, SUITE 160
 ROSEVILLE, CA 95678
 ATTN: JEFF JOHNSON
 TEL: (916) 677-4460

DEVELOPER/APPLICANT: LEWIS PLANNED COMMUNITIES
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 SACRAMENTO, CA 95825
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 ELECTRIC: PACIFIC GAS AND ELECTRIC
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PREPARED UNDER THE DIRECTION OF:

JIM C. KOO PLS 7829
 EXP. DATE: DEC. 31, 2016

DATE



TENTATIVE SUBDIVISION MAP
SIERRA PINE
 SHEET 1 OF 1
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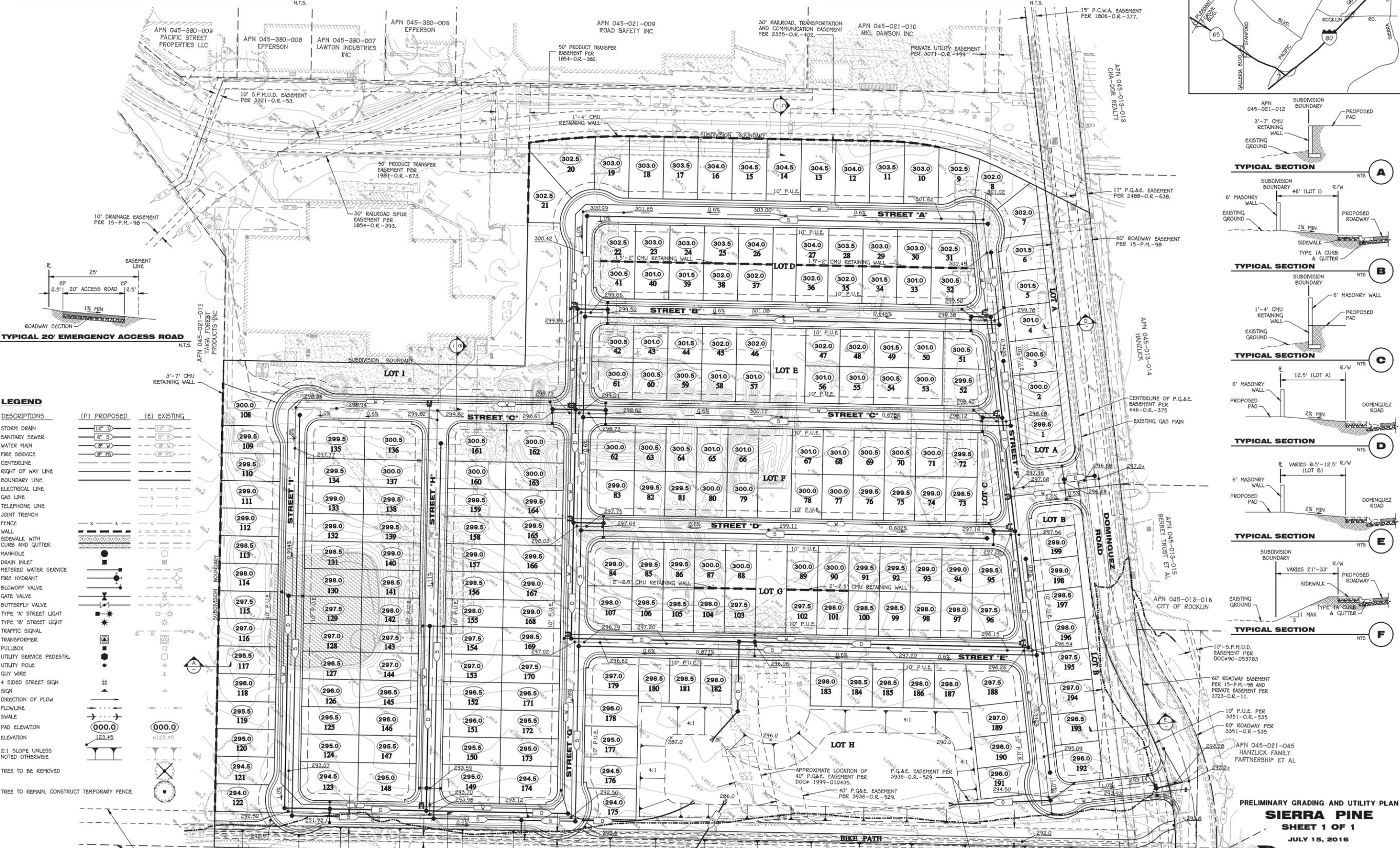
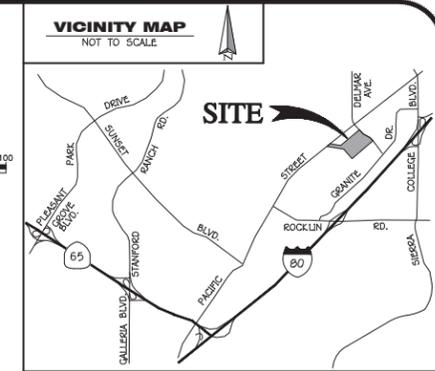
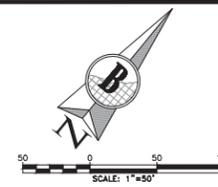
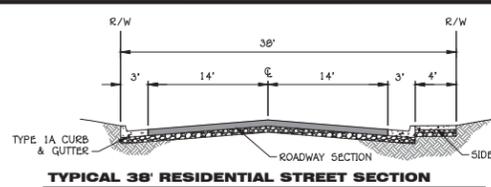
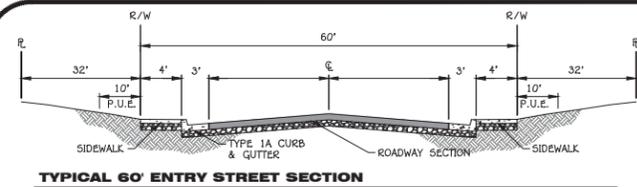


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 PRIVATE ACCESS EASEMENT PER 2651-O.R.-748
 APN 045-021-031 SOCOTRA EQUITY FUND LLC

PRELIMINARY GRADING AND UTILITY PLAN SIERRA PINE

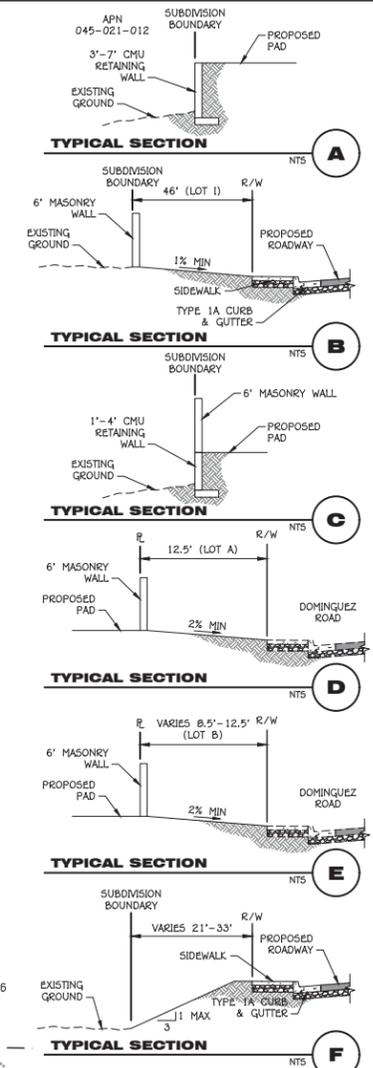
CITY OF ROCKLIN

CALIFORNIA



LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	6" S	6" S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		
GAS LINE		
TELEPHONE LINE		
JOINT TRENCH	J/T	J/T
FENCE	X X X	X X X
WALL	---	---
SIDEWALK WITH CURB AND GUTTER	---	---
MANHOLE	○	○
DRAIN INLET	□	□
METERED WATER SERVICE	□	□
FIRE HYDRANT	□	□
BLOWOFF VALVE	□	□
GATE VALVE	□	□
BUTTERFLY VALVE	□	□
TYPE 'A' STREET LIGHT	□	□
TYPE 'B' STREET LIGHT	□	□
TRAFFIC SIGNAL	□	□
TRANSFORMER	□	□
PULLBOX	□	□
UTILITY SERVICE PEDESTAL	□	□
UTILITY POLE	□	□
GUY WIRE	□	□
4 SIDED STREET SIGN	□	□
SIGN	□	□
DIRECTION OF FLOW	→	→
FLOWLINE	→	→
SWALE	→	→
PAD ELEVATION	000.0	000.0
ELEVATION	123.45	123.45
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED	○	○
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE	○	○



PRELIMINARY GRADING AND UTILITY PLAN
SIERRA PINE
SHEET 1 OF 1
JULY 15, 2016

BURRELL CONSULTING GROUP, INC.
1001 Emagocio Way, Suite 100 Roseville, CA 95678 (916) 783-8888



ELEVATION '1A'



ELEVATION '1B'



ELEVATION '1C'

SIERRA PINE 40X80
LEWIS OPERATING CORP.

Plan I - Front Elevations

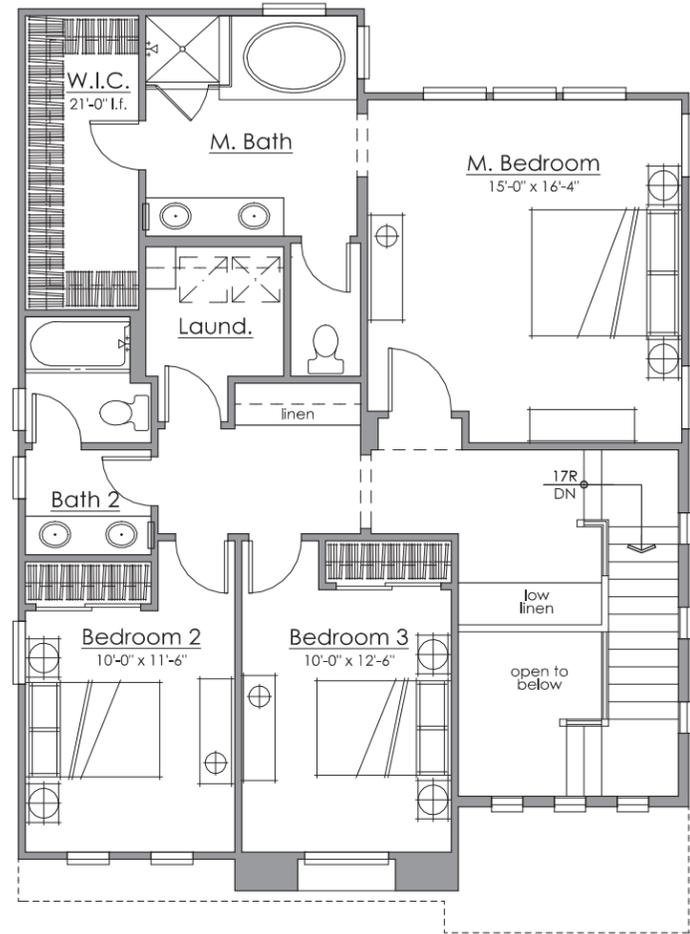
Rocklin, Ca.
KTGY # 2015-0461

7.15.2016

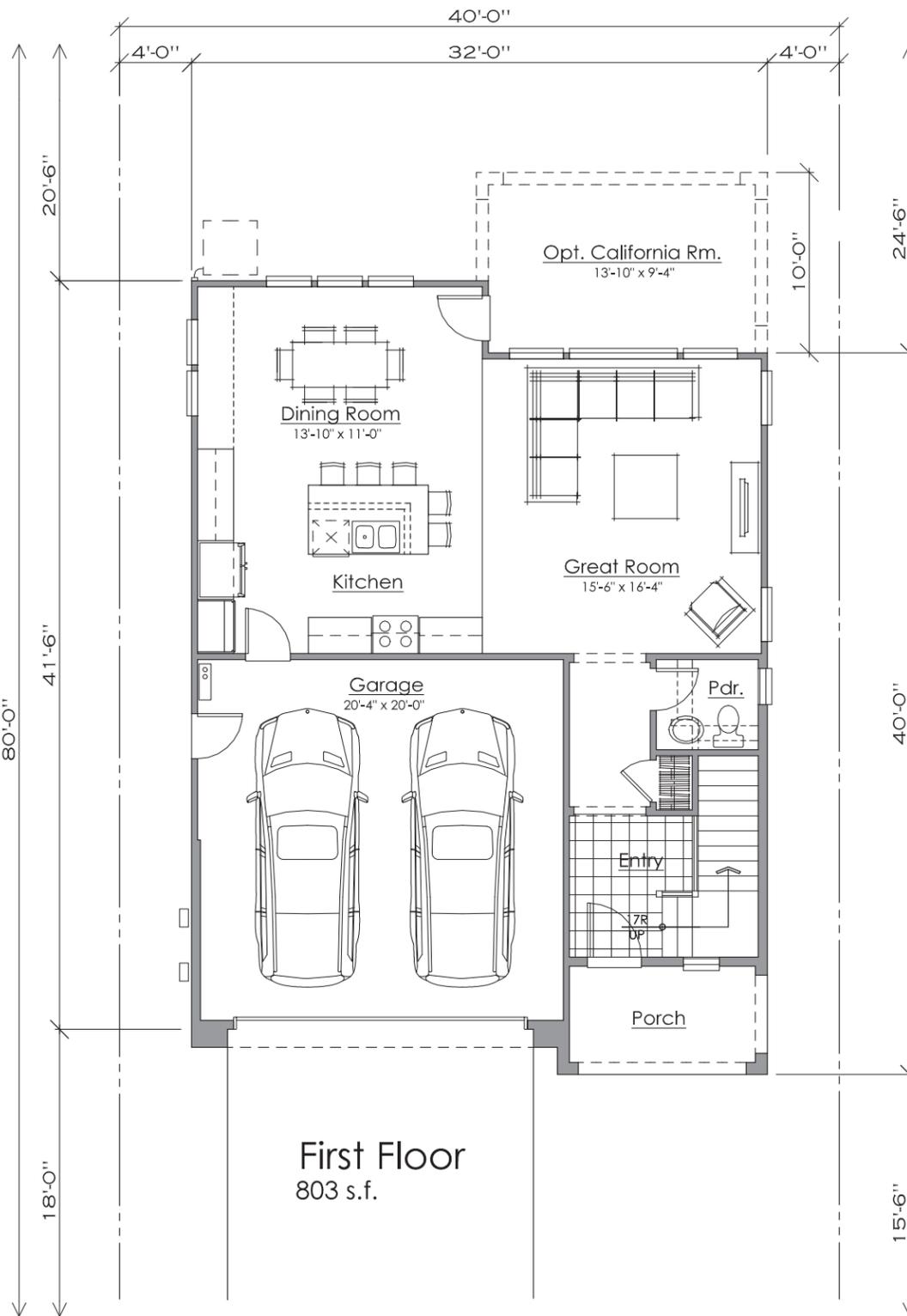
KTGY Group Inc.
Architecture+Planning
580 Second Street, Suite 200
Oakland, California 94607
ktgy.com
510 272 2910



AI.0



Second Floor
1,078 s.f.



First Floor
803 s.f.

Floor Plan
3 Bedrooms
2.5 Bath

SIERRA PINE 40X80
LEWIS OPERATING CORP.

Rocklin, Ca.
KTGY # 2015-0461

7.15.2016

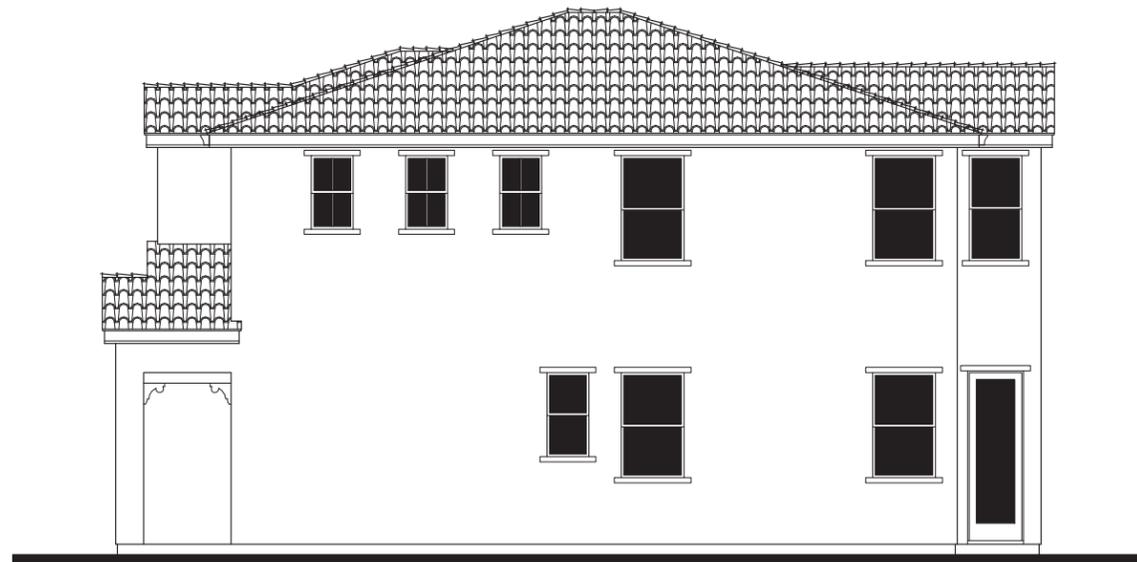
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ktgy.com
510 272 2910



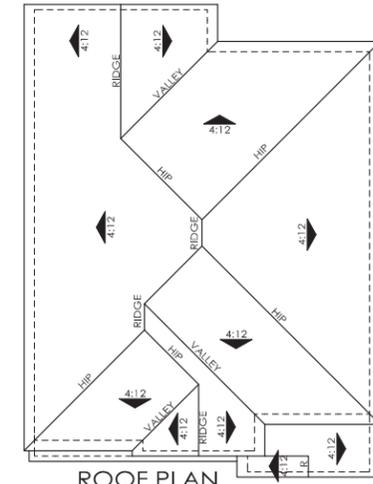
AI.1



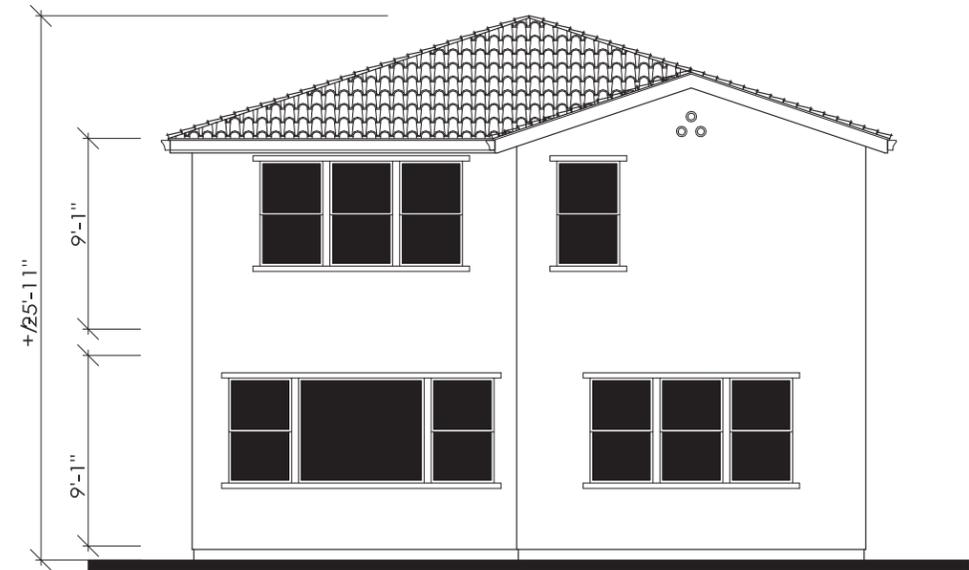
LEFT



RIGHT



ROOF PLAN
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O



REAR

SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN IA - EXTERIOR ELEVATIONS

A1.2

Rocklin, Ca.
KTYG # 2015-0461

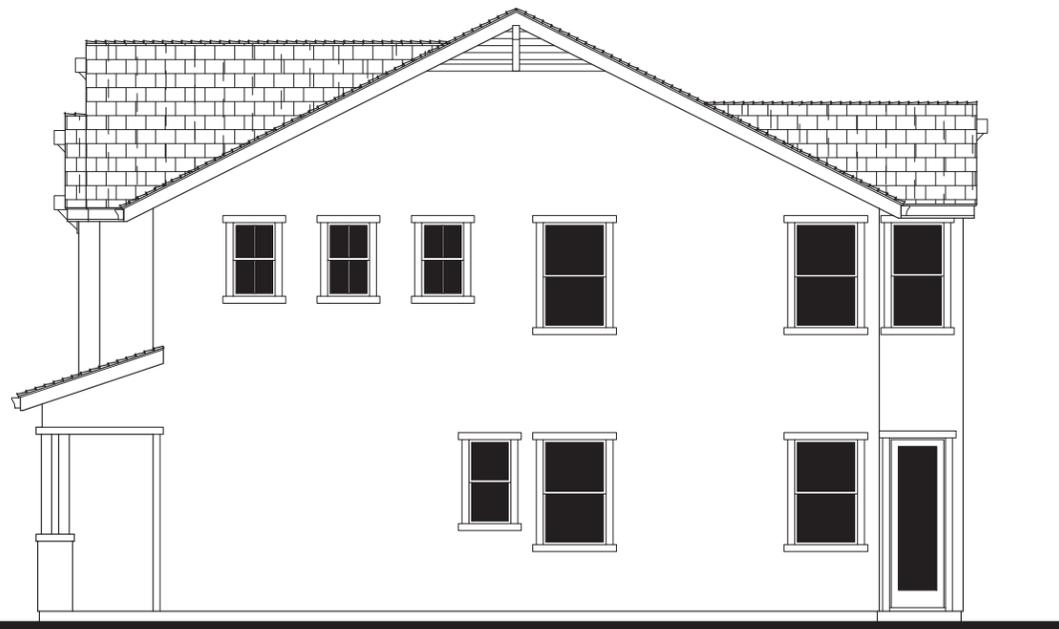
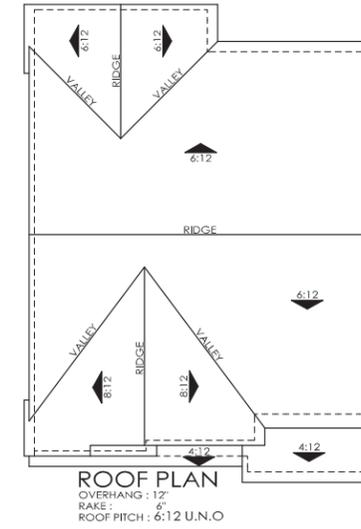
7.15.2016

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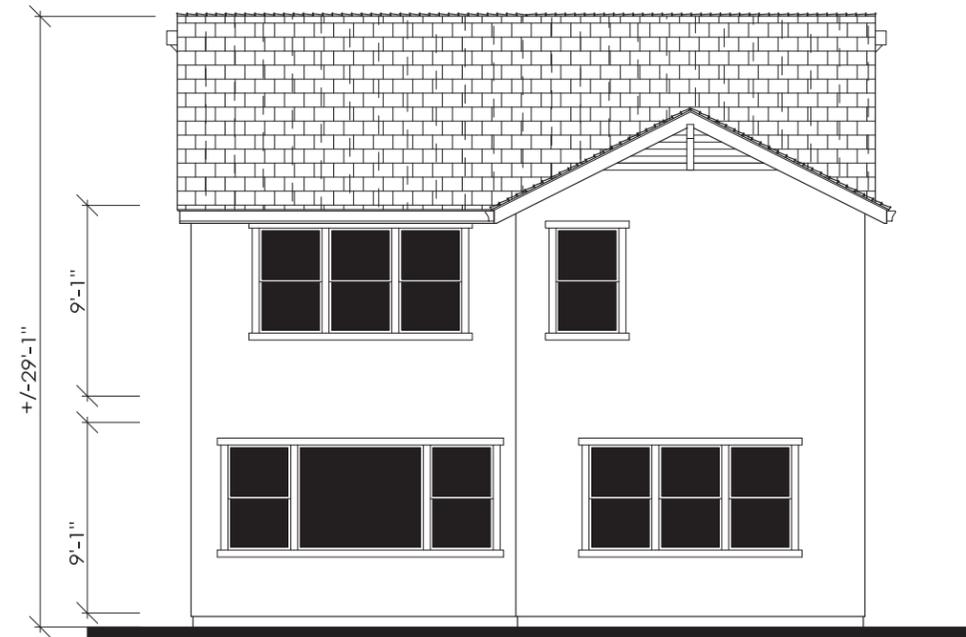




LEFT



RIGHT



REAR

SIERRA PINE 40X80
 LEWIS OPERATING CORP.

PLAN 1B - EXTERIOR ELEVATIONS

AI.3

Rocklin, Ca.
 KTYG # 2015-0461

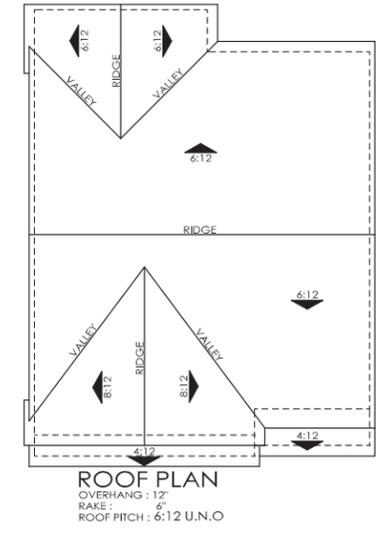
7.15.2016

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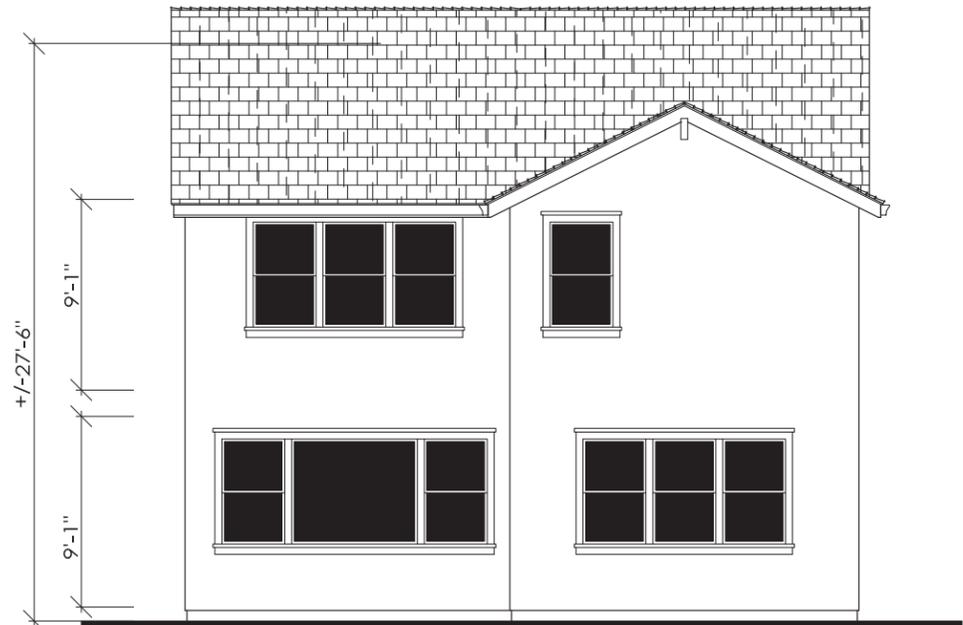




LEFT



RIGHT



REAR

SIERRA PINE 40X80
 LEWIS OPERATING CORP.

PLAN IC - EXTERIOR ELEVATIONS

AI.4

Rocklin, Ca.
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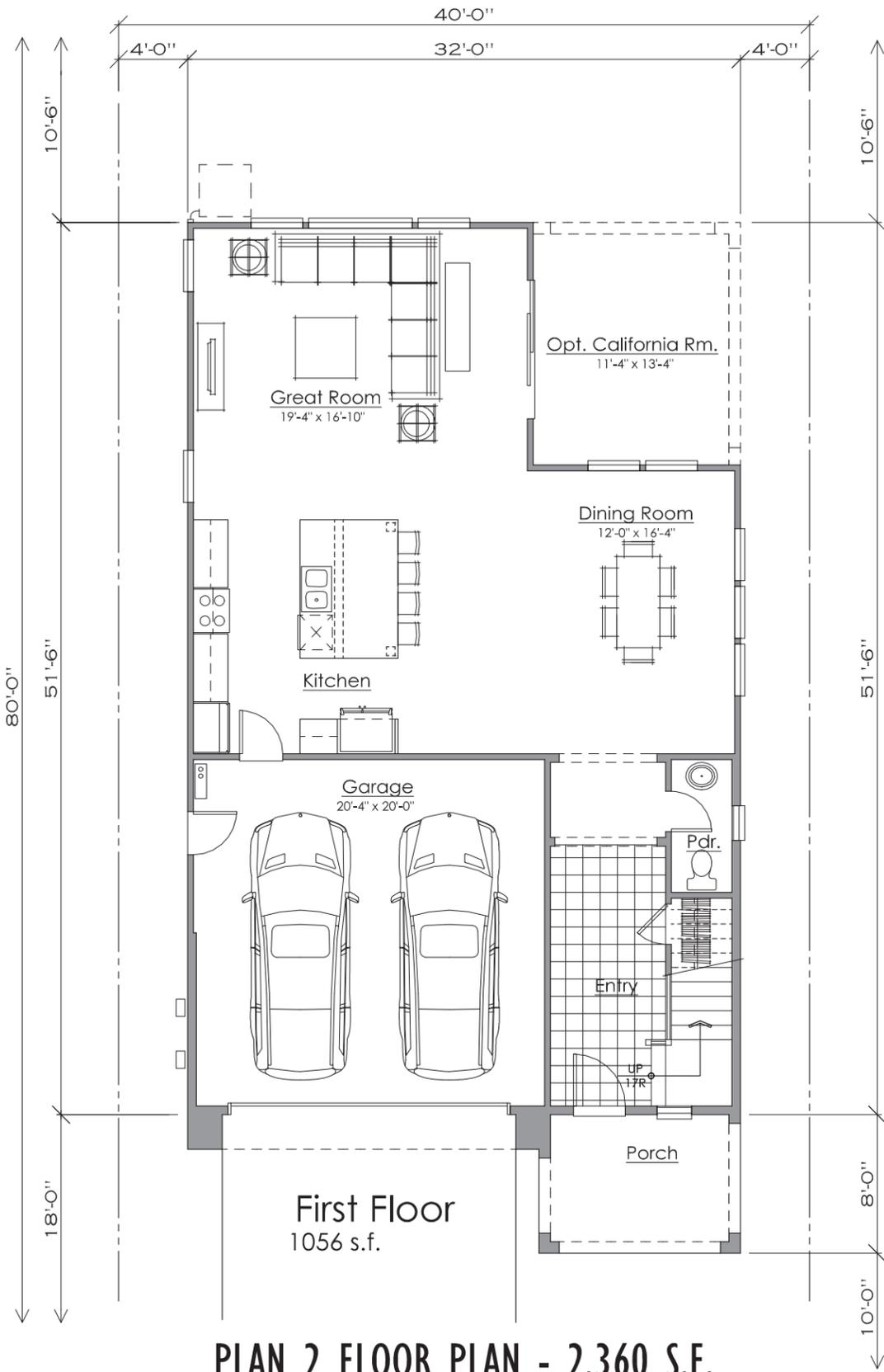
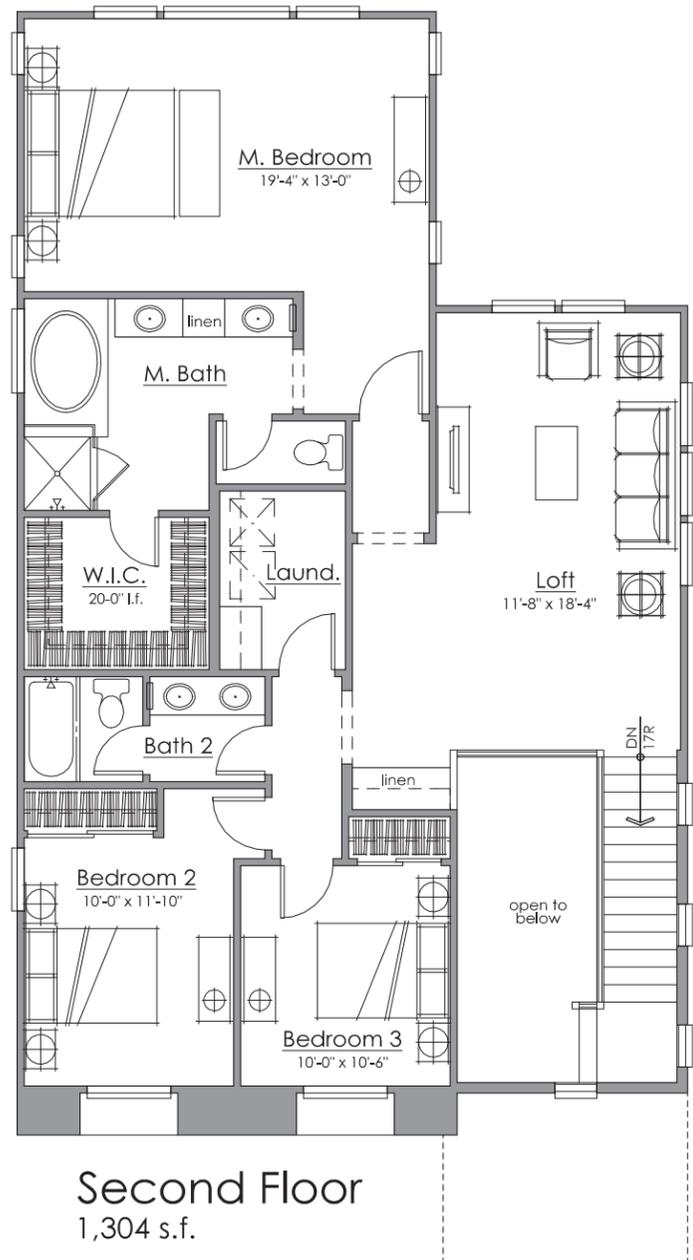
ELEVATION '2A'



ELEVATION '2B'



ELEVATION '2C'



Floor Plan
3 Bedrooms
Loft
2.5 Bath



SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN 2 FLOOR PLAN - 2,360 S.F.

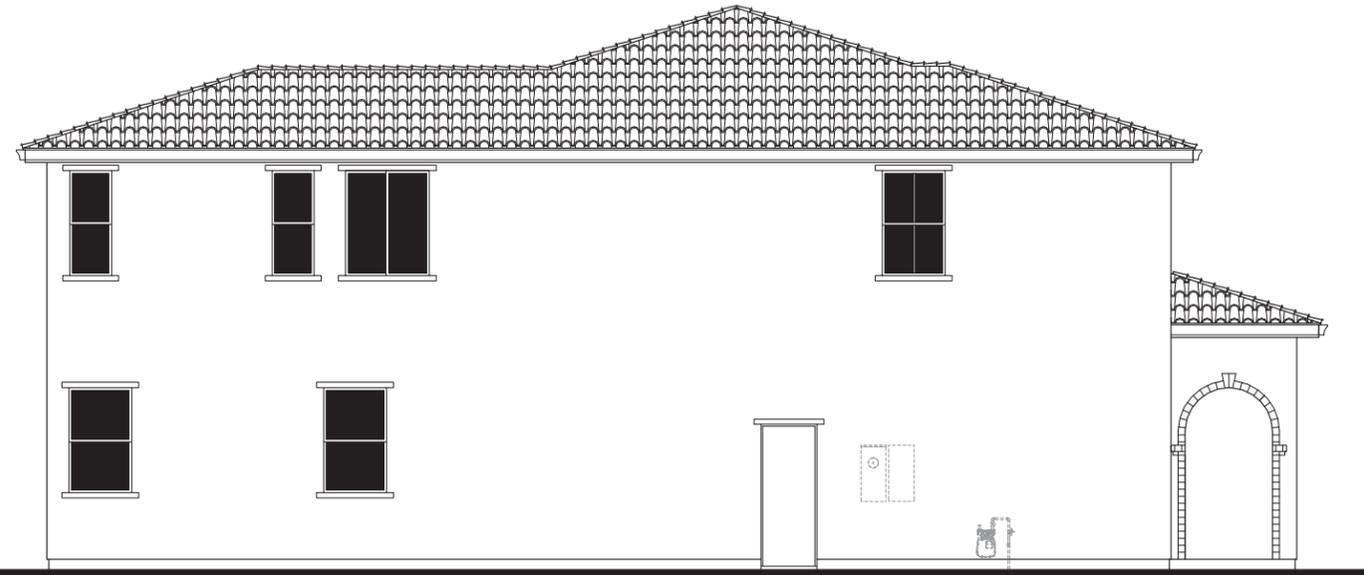
A2.1

Rocklin, Ca.
KTGY # 2015-0461

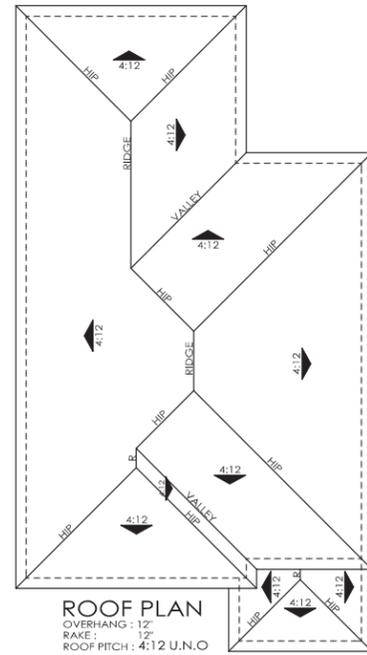
7.15.2016

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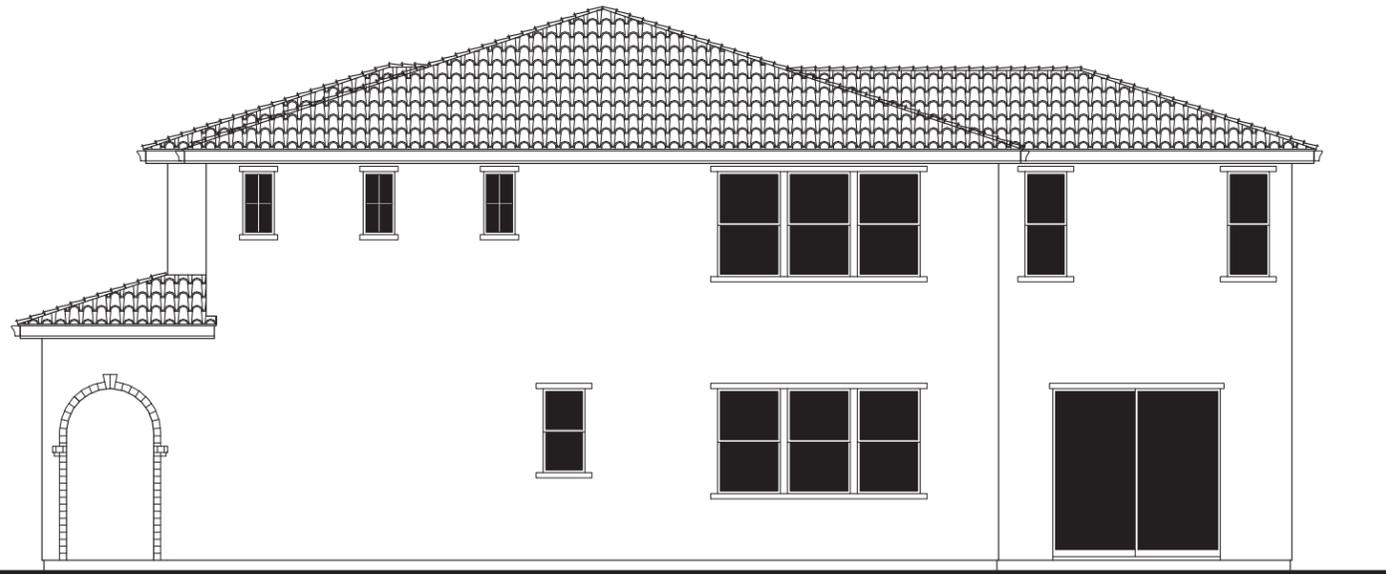




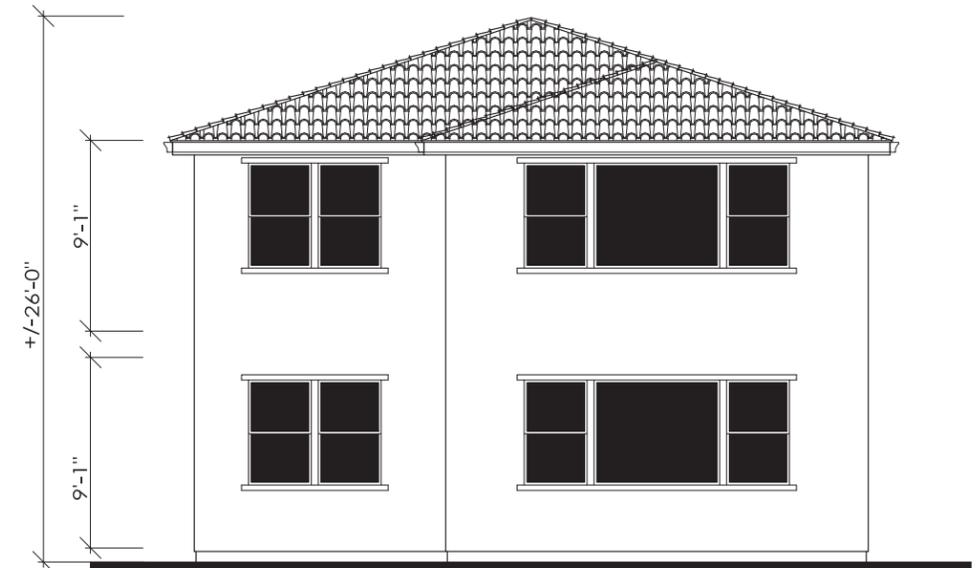
LEFT



ROOF PLAN
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 4:12 U.N.O.



RIGHT



REAR

SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN 2A - EXTERIOR ELEVATIONS

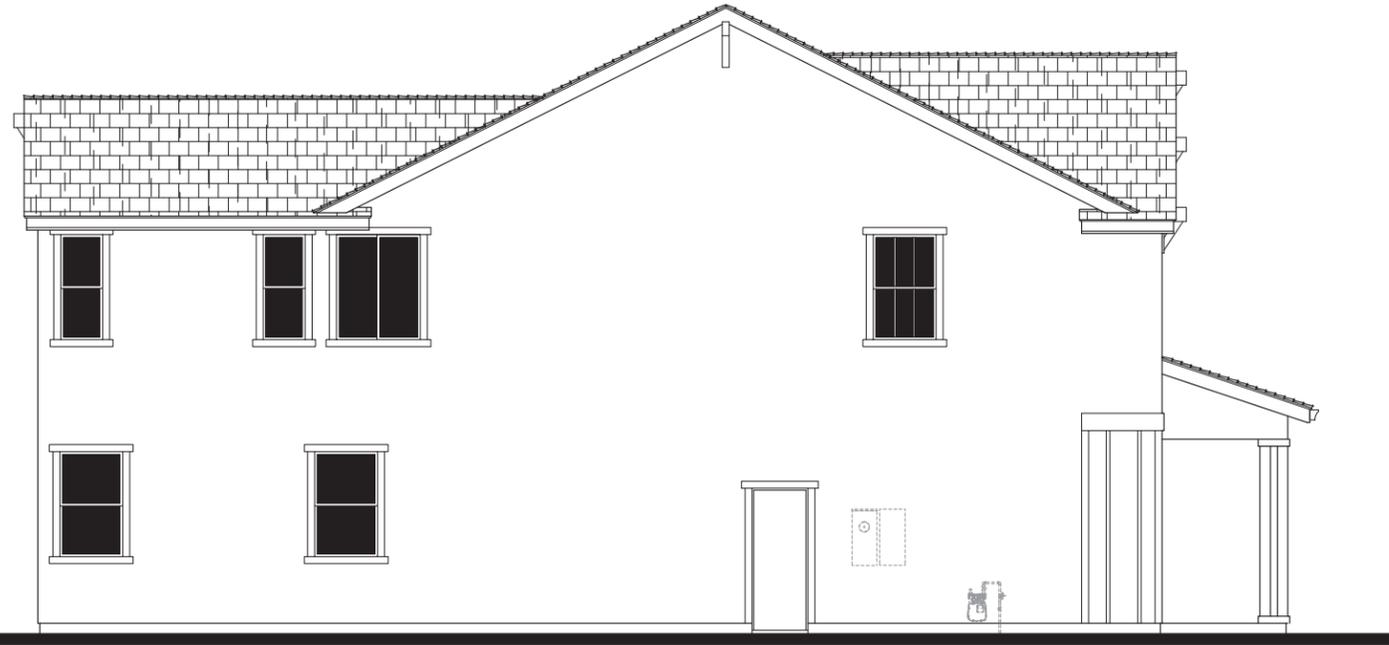
A2.2

Rocklin, Ca.
KTGY # 2015-0461

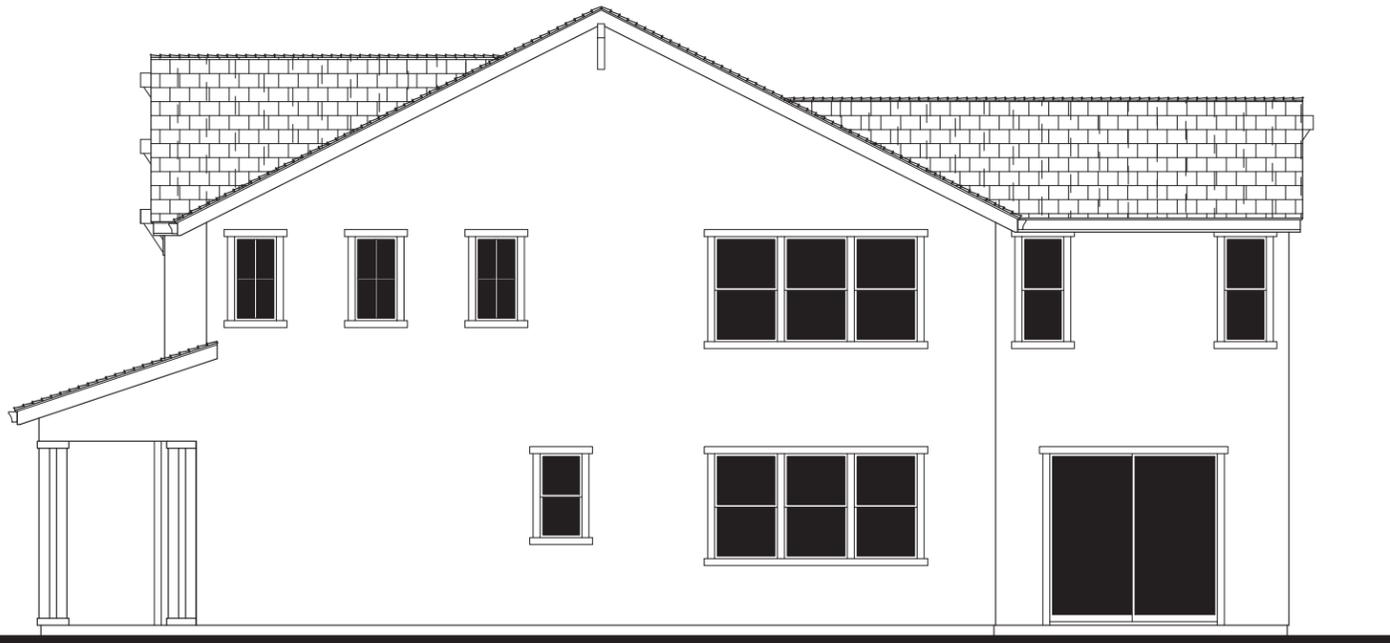
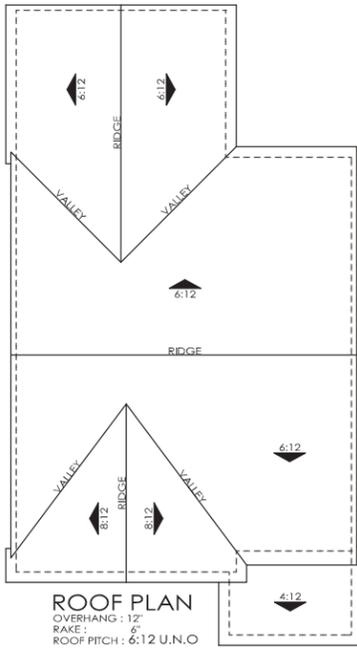
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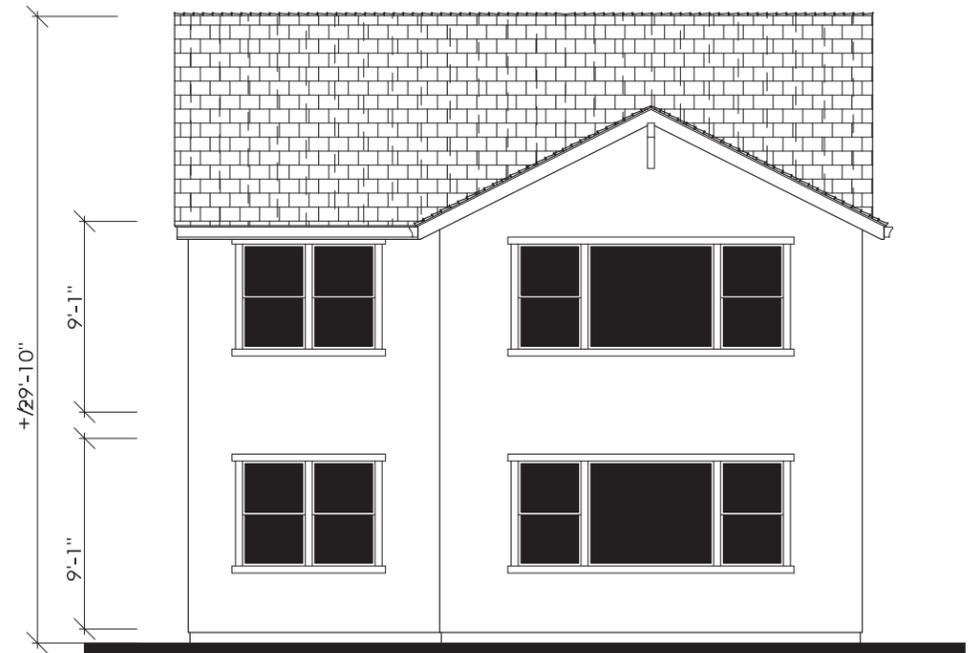




LEFT



RIGHT



REAR

SIERRA PINE 40X80
 LEWIS OPERATING CORP.

PLAN 2B - EXTERIOR ELEVATIONS

A2.3

Rocklin, Ca.
 KTYG # 2015-0461

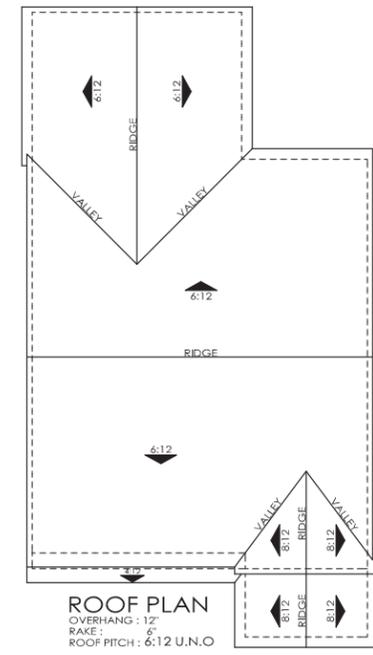
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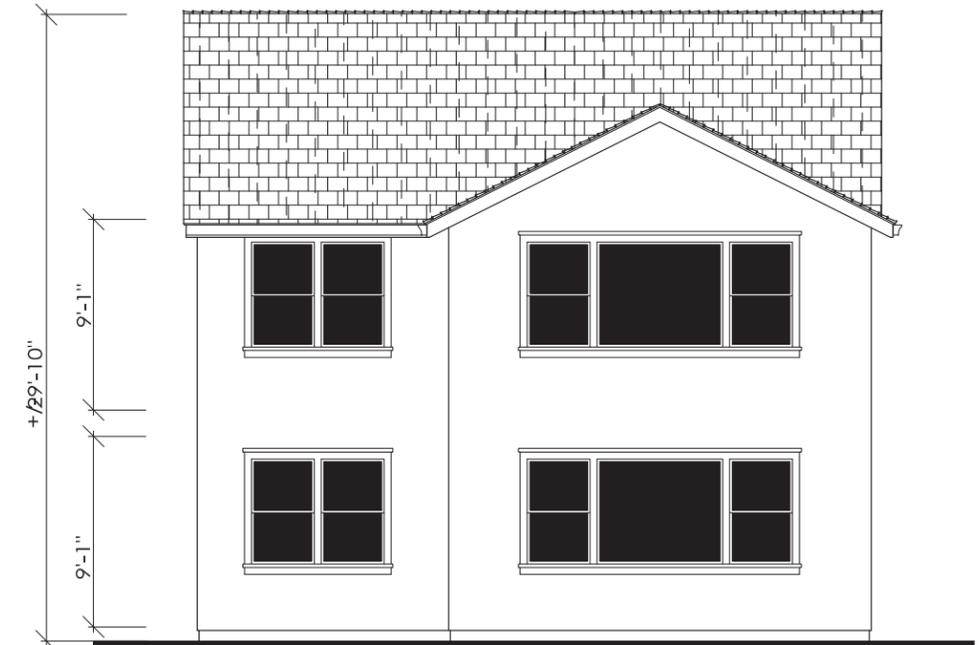




LEFT



RIGHT



REAR

SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN 2C - EXTERIOR ELEVATIONS

A2.4

Rocklin, Ca.
KTYG # 2015-0461

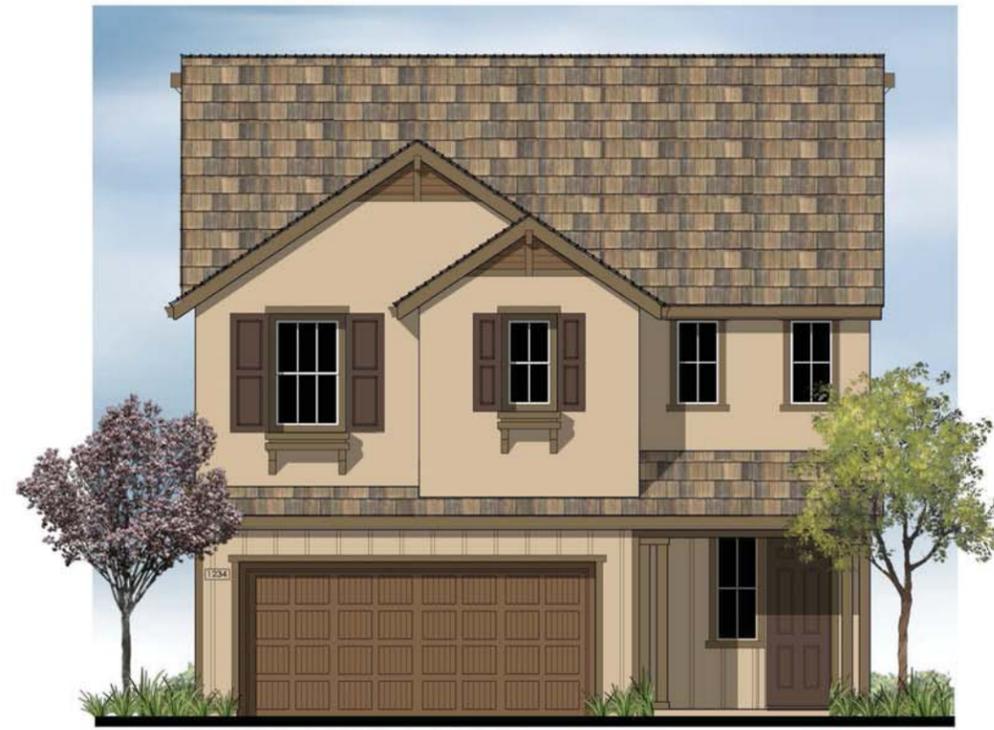
7.15.2016

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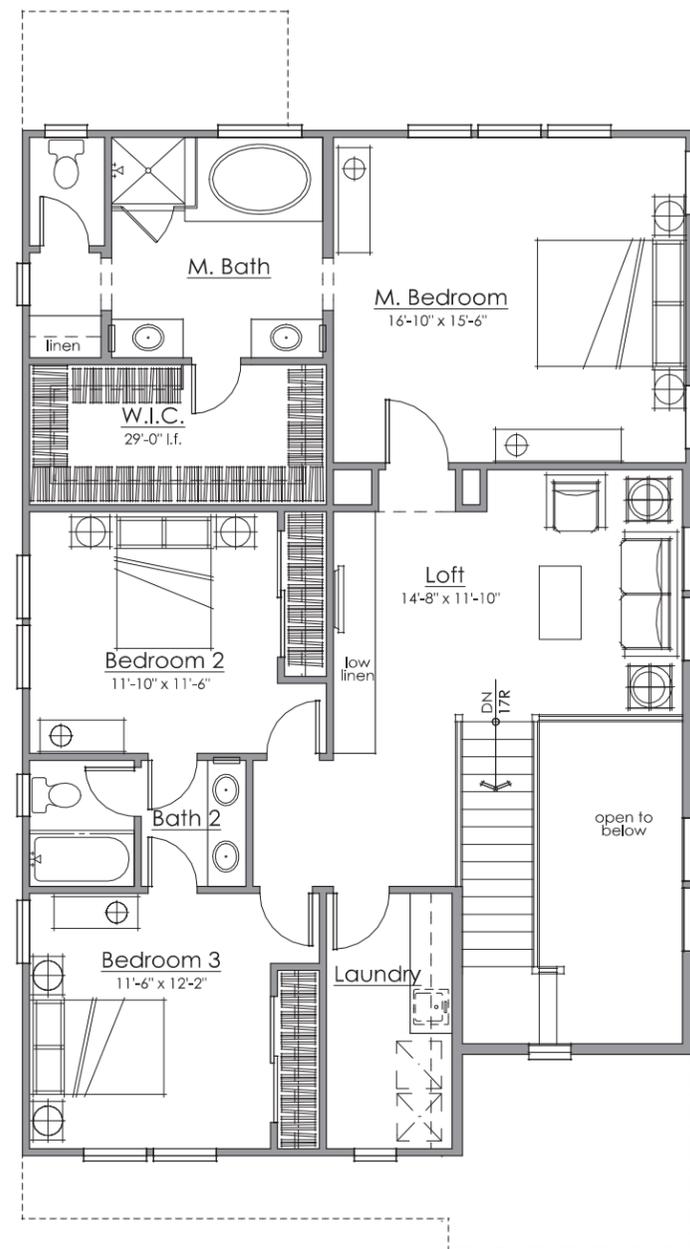
ELEVATION '3A'



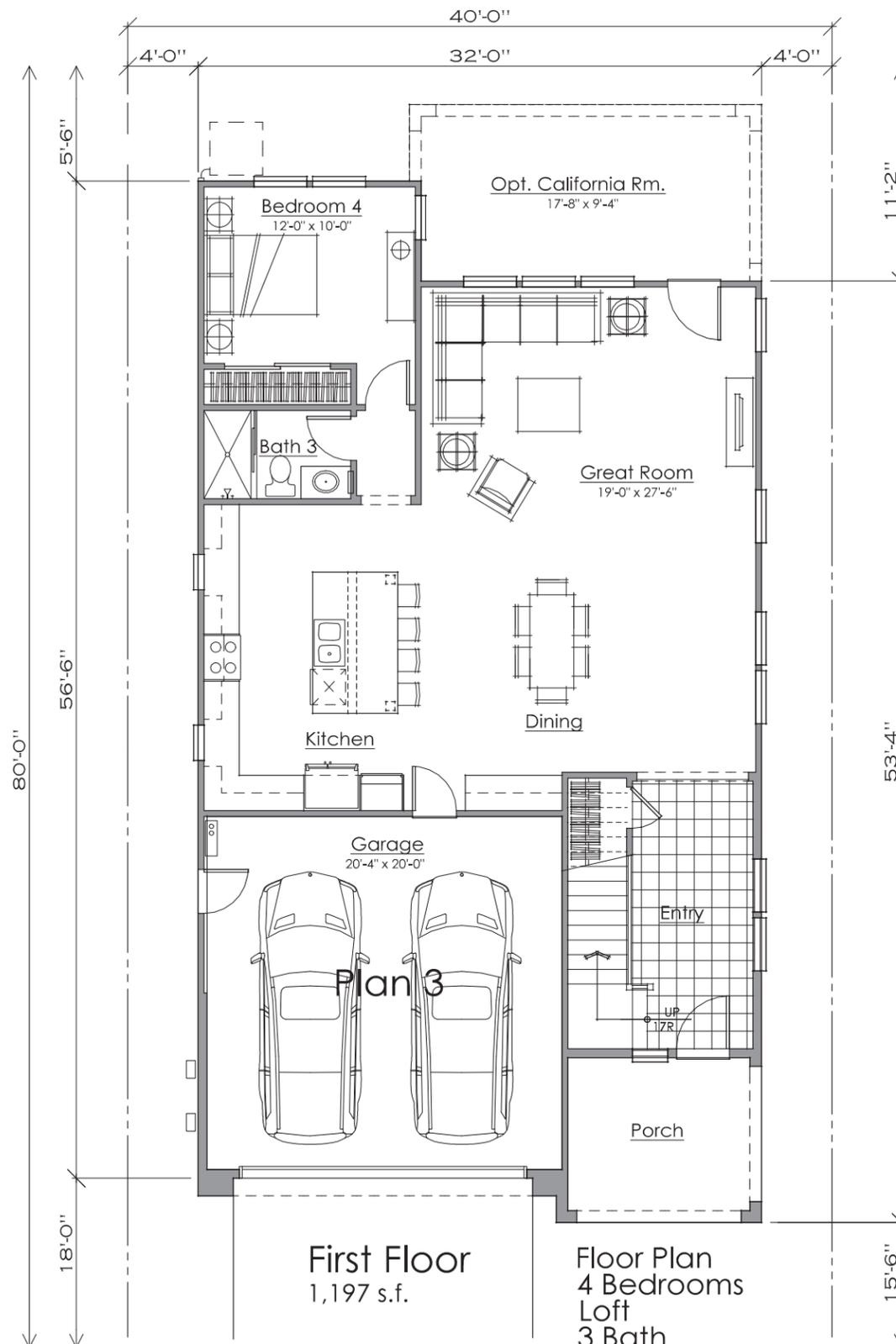
ELEVATION '3B'



ELEVATION '3C'



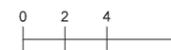
Second Floor
1,335 s.f.



First Floor
1,197 s.f.

Floor Plan
4 Bedrooms
Loft
3 Bath

PLAN 3 FLOOR PLAN - 2,532 S.F.



A3.1

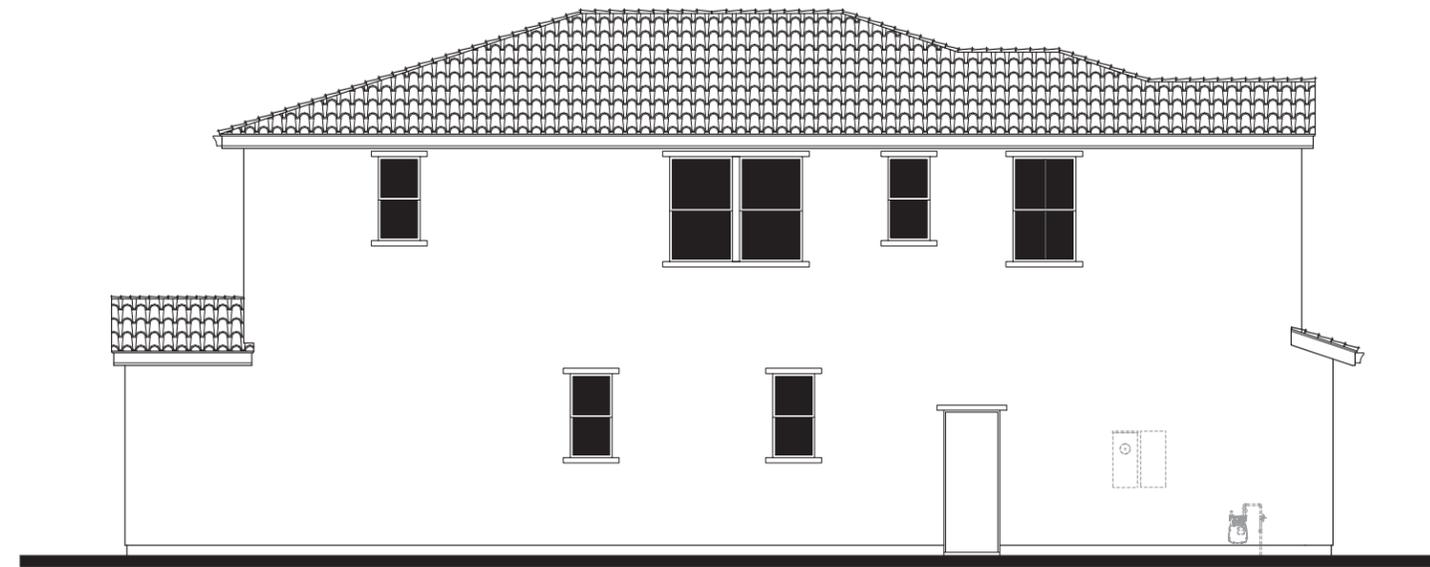
SIERRA PINE 40X80
LEWIS OPERATING CORP.

Rocklin, Ca.
KTGY # 2015-0461

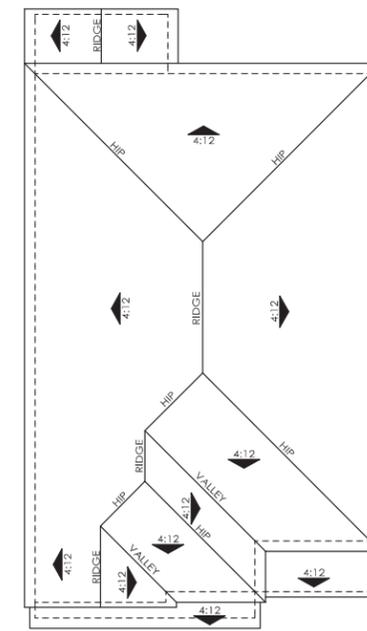
7.15.2016

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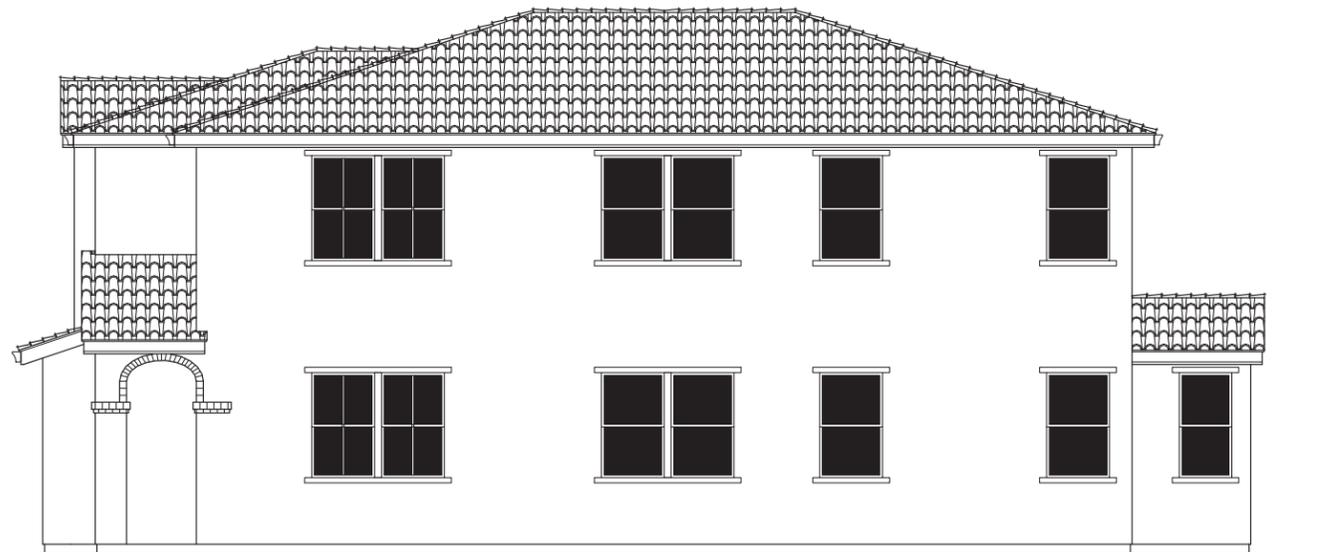




LEFT



ROOF PLAN
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O.



RIGHT



REAR

SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN 3A - EXTERIOR ELEVATIONS

A3.2

Rocklin, Ca.
KTGY # 2015-0461

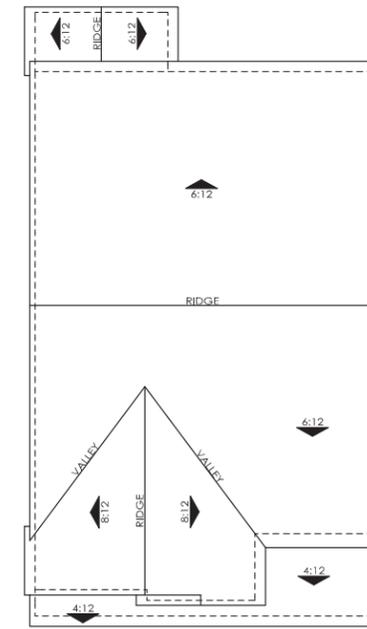
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LEFT



ROOF PLAN
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O



RIGHT



REAR

SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN 3B - EXTERIOR ELEVATIONS

A3.3

Rocklin, Ca.
KTGY # 2015-0461

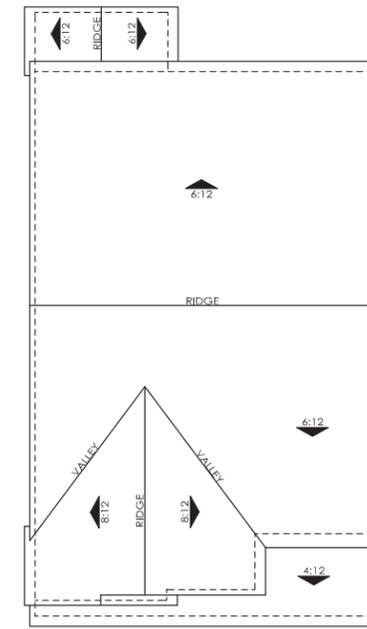
7.15.2016

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LEFT



ROOF PLAN
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O



RIGHT



REAR

SIERRA PINE 40X80
LEWIS OPERATING CORP.

PLAN 3C - EXTERIOR ELEVATIONS

A3.4

Rocklin, Ca.
KTGY # 2015-0461

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ELEVATION '1A'



ELEVATION '1B'



ELEVATION '1C'

SIERRA PINE 45X65
LEWIS OPERATING CORP.

Plan I - Front Elevations

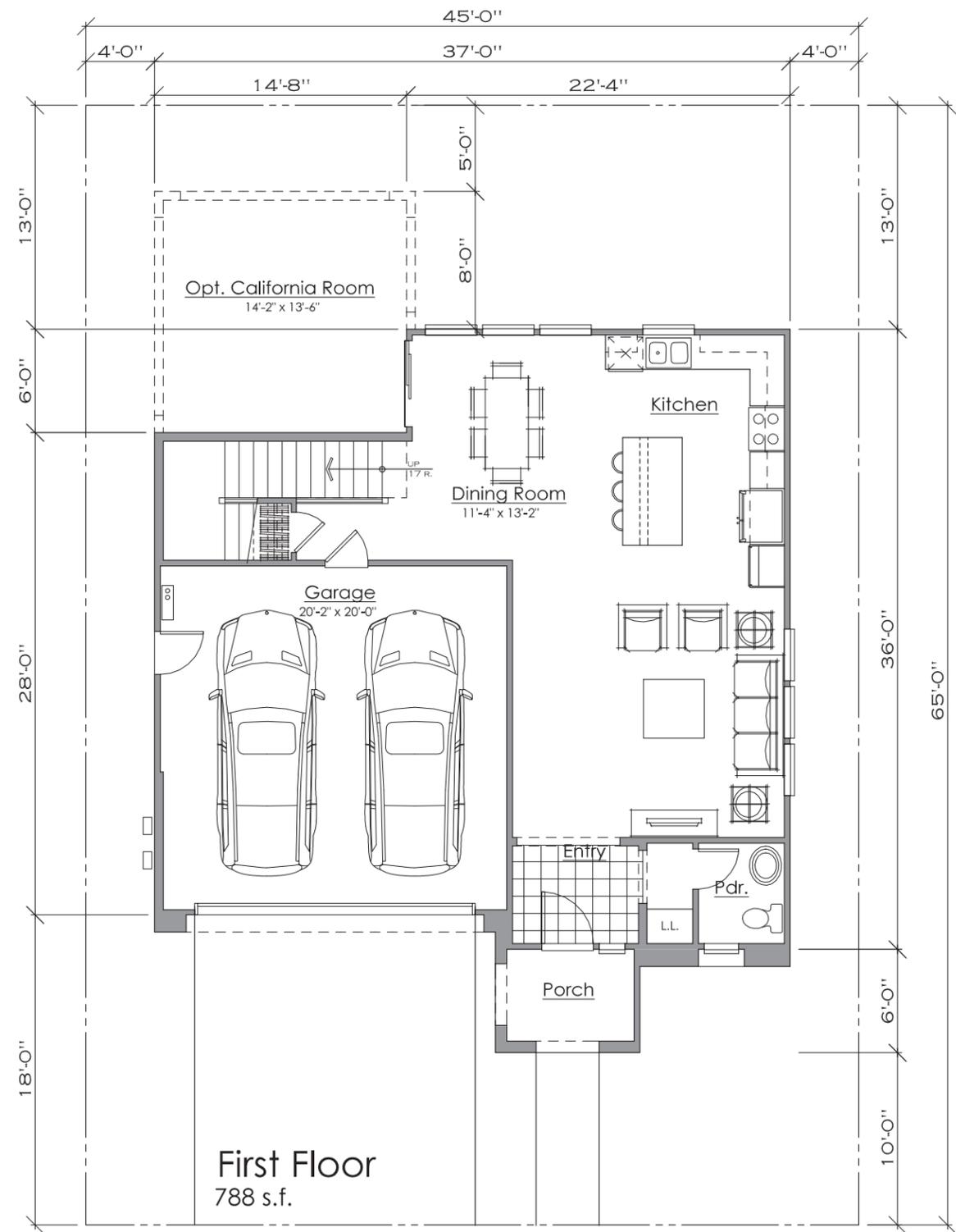
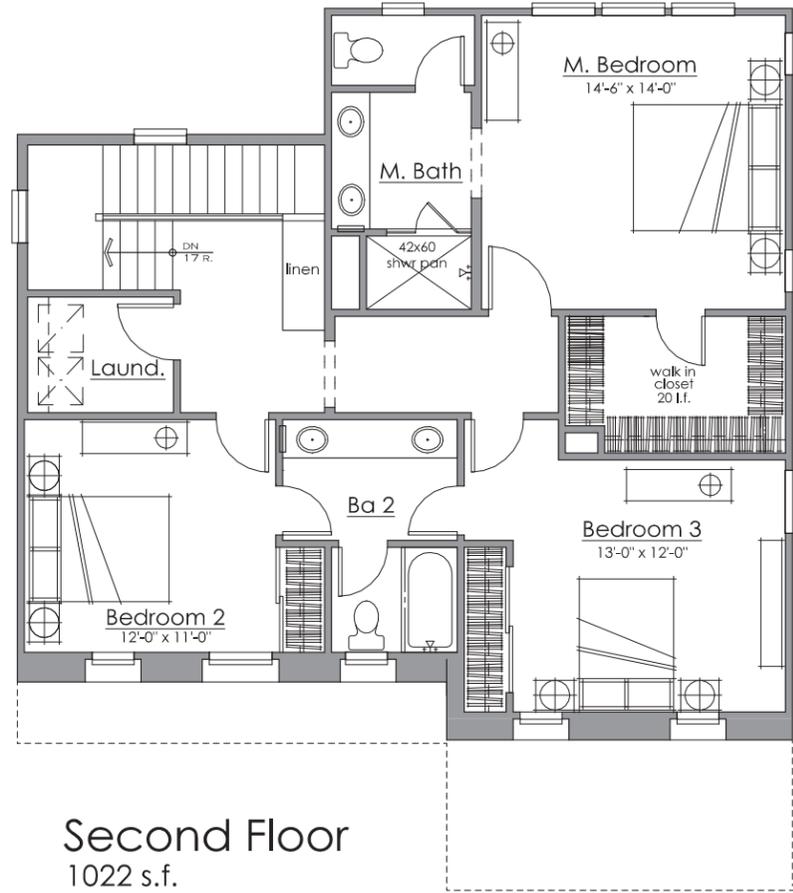
Rocklin, Ca.
KTGY # 2015-0461

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AI.0





Floor Plan
3 Bedrooms
2.5 Bath



SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN I FLOOR PLAN - 1,810 Sq. Ft.

A1.1

Rocklin, Ca.
KTGY # 2015-0461

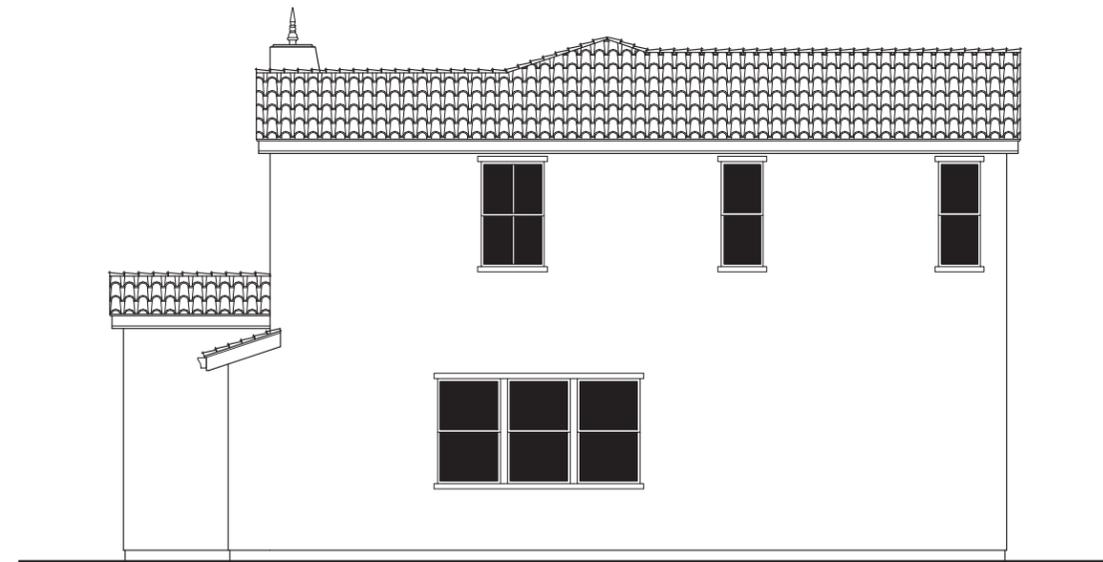
06.28.2016

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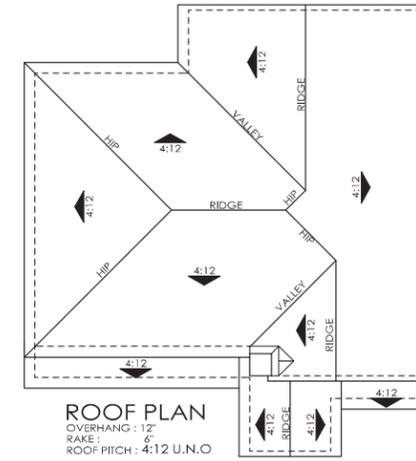




LEFT



RIGHT



REAR

SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN IA - EXTERIOR ELEVATIONS

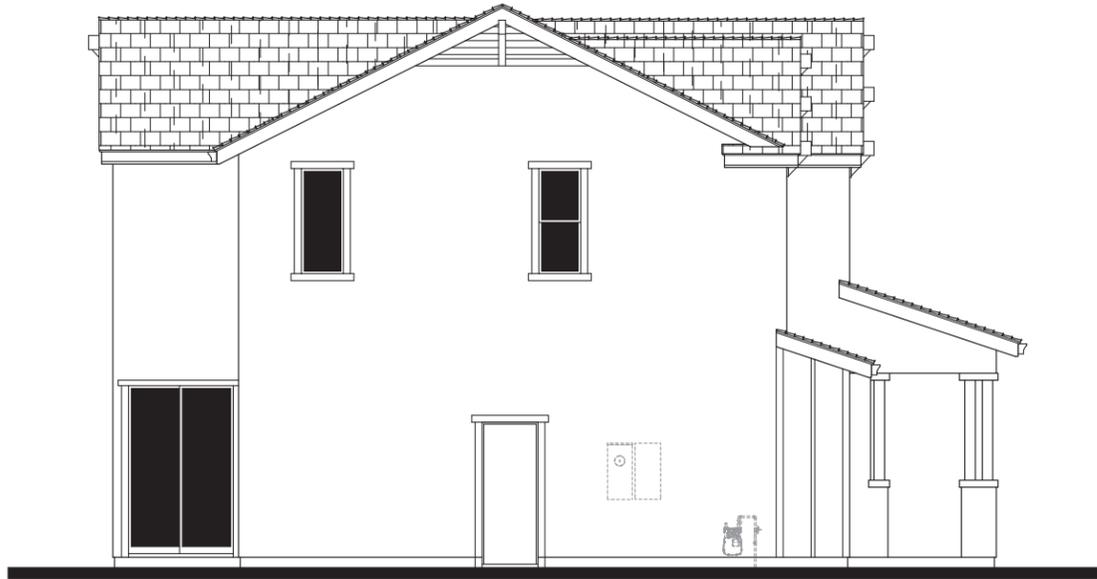
AI.2

Rocklin, Ca.
KTGY # 2015-0461

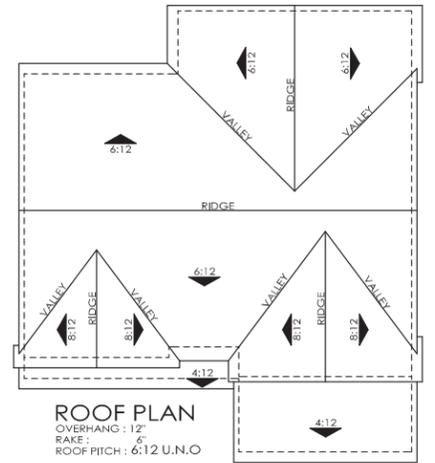
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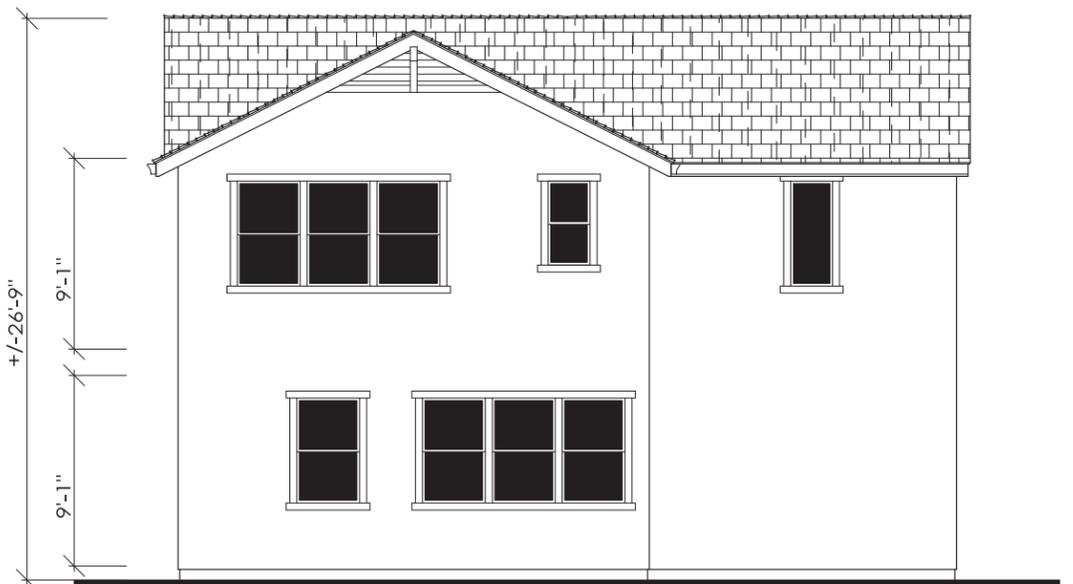




LEFT



RIGHT



REAR

SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN 1B - EXTERIOR ELEVATIONS

A1.3

Rocklin, Ca.
KTY # 2015-0461

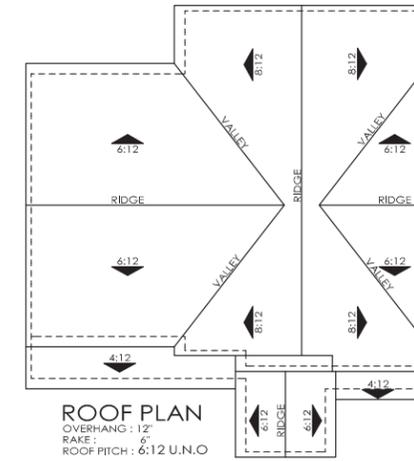
06.28.2016

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LEFT



RIGHT



REAR

SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN IC - EXTERIOR ELEVATIONS

AI.4

Rocklin, Ca.
KTY # 2015-0461

06.28.2016

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ELEVATION '2A'



ELEVATION '2B'



ELEVATION '2C'

SIERRA PINE 45X65
LEWIS OPERATING CORP.

Plan 2 - Front Elevations

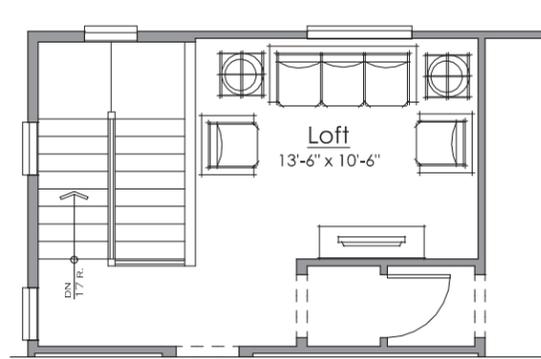
A2.0

Rocklin, Ca.
KTGY # 2015-0461

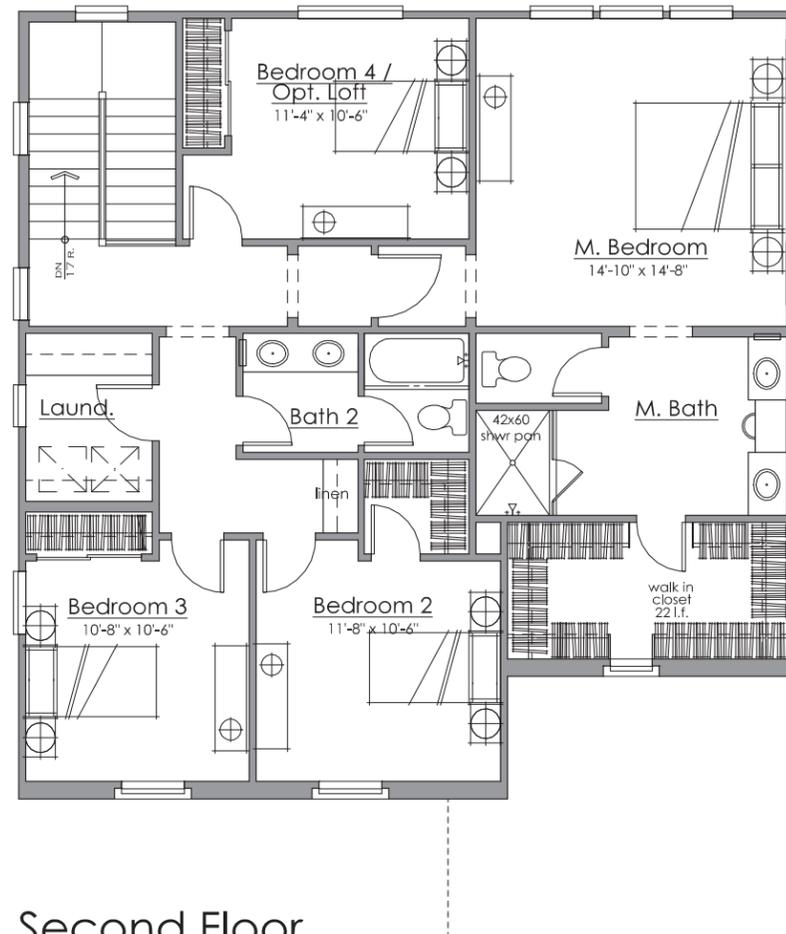
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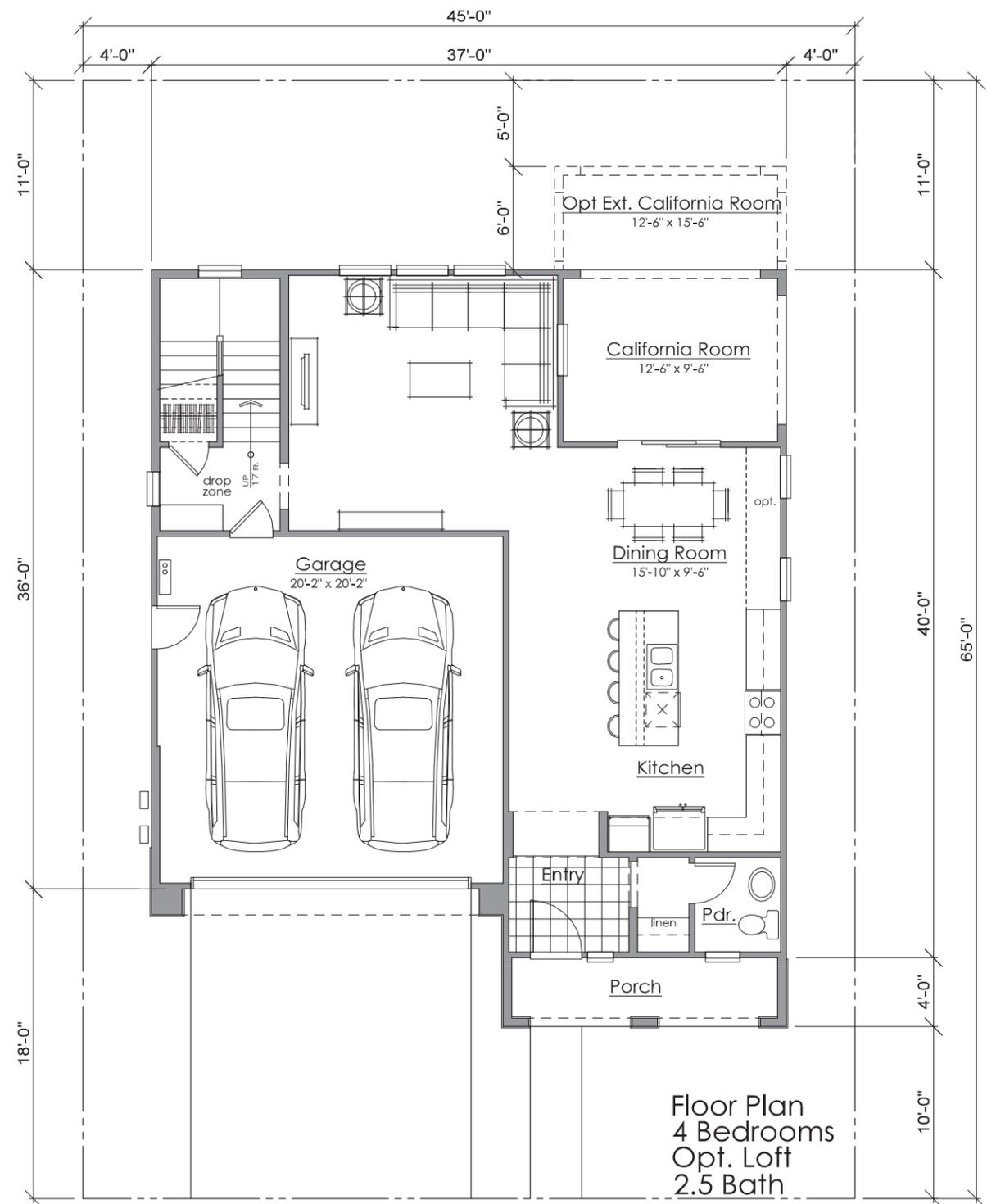




Optional Loft

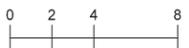


Second Floor
1208 s.f.



First Floor
848 s.f.

Floor Plan
4 Bedrooms
Opt. Loft
2.5 Bath



SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN 2 FLOOR PLAN - 2,056 Sq. Ft.

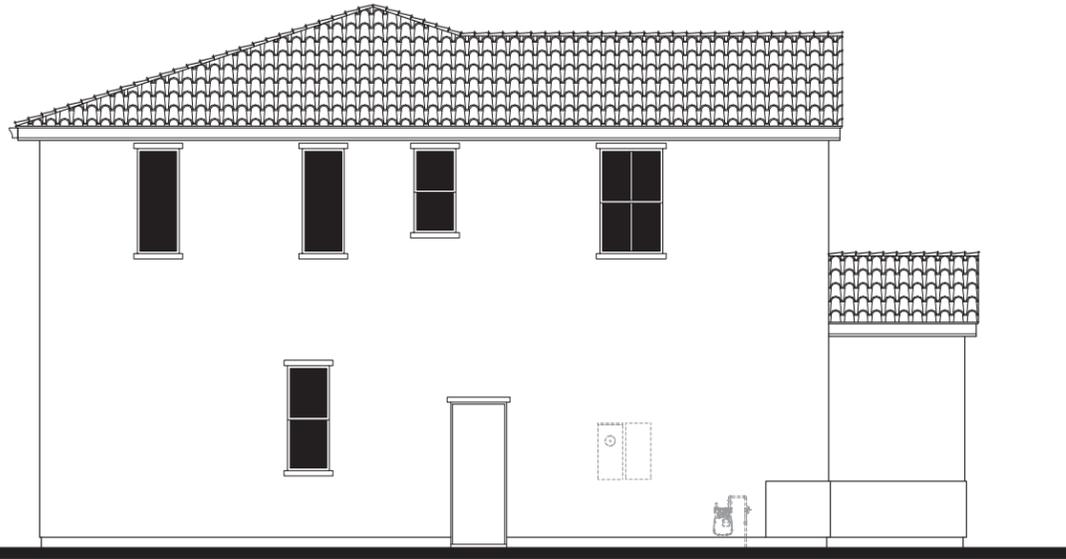
A2.1

Rocklin, Ca.
KTGY # 2015-0461

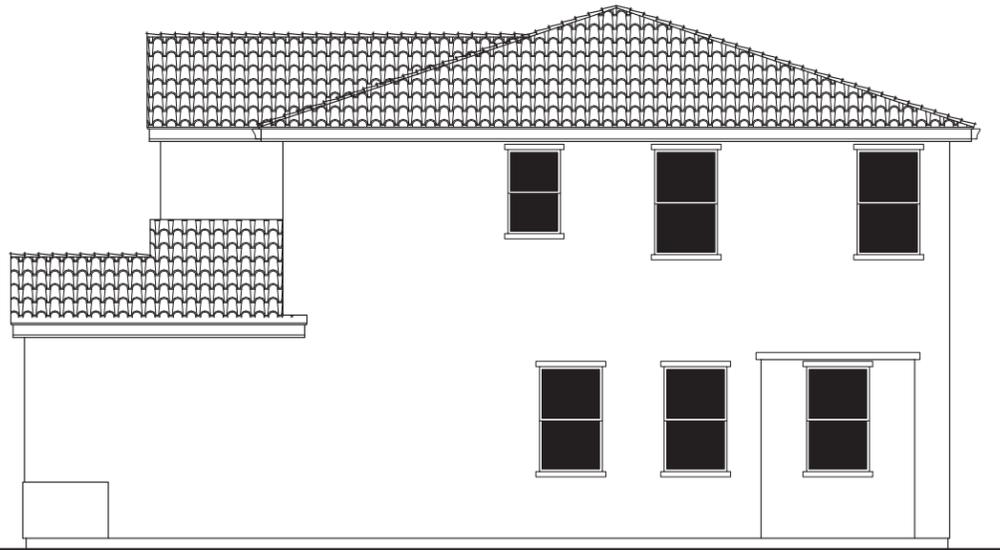
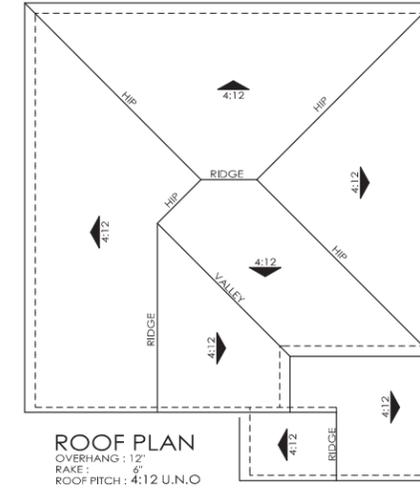
06.28.2016

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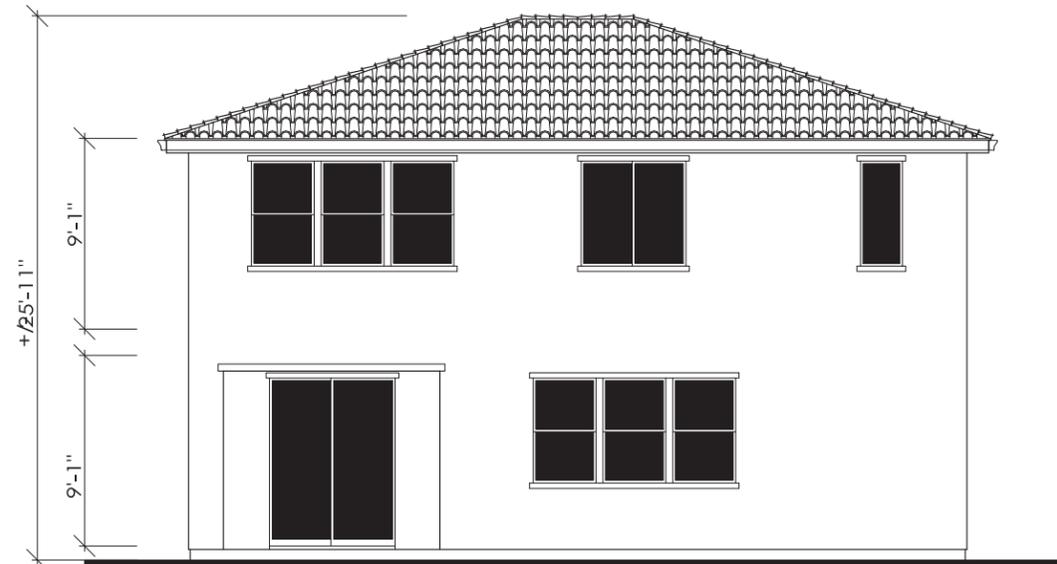




LEFT



RIGHT



REAR

SIERRA PINE 45X65
 LEWIS OPERATING CORP.

PLAN 2A - EXTERIOR ELEVATIONS

A2.2

Rocklin, Ca.
 KTYG # 2015-0461

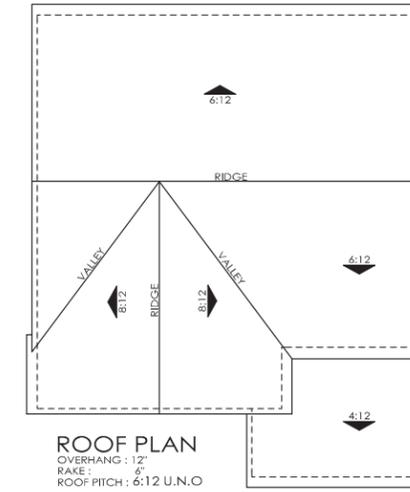
06.28.2016

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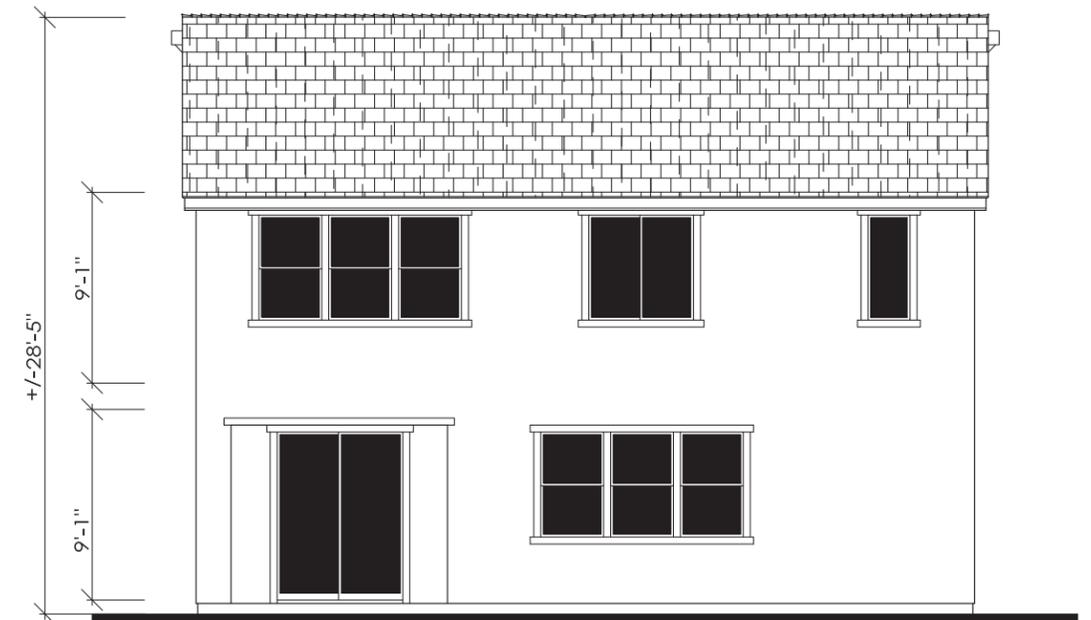




LEFT



RIGHT



REAR

SIERRA PINE 45X65
 LEWIS OPERATING CORP.

PLAN 2B - EXTERIOR ELEVATIONS

A2.3

Rocklin, Ca.
 KTG # 2015-0461

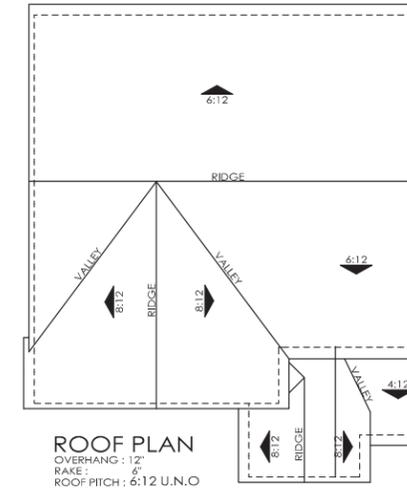
06.28.2016

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 ktgy.com
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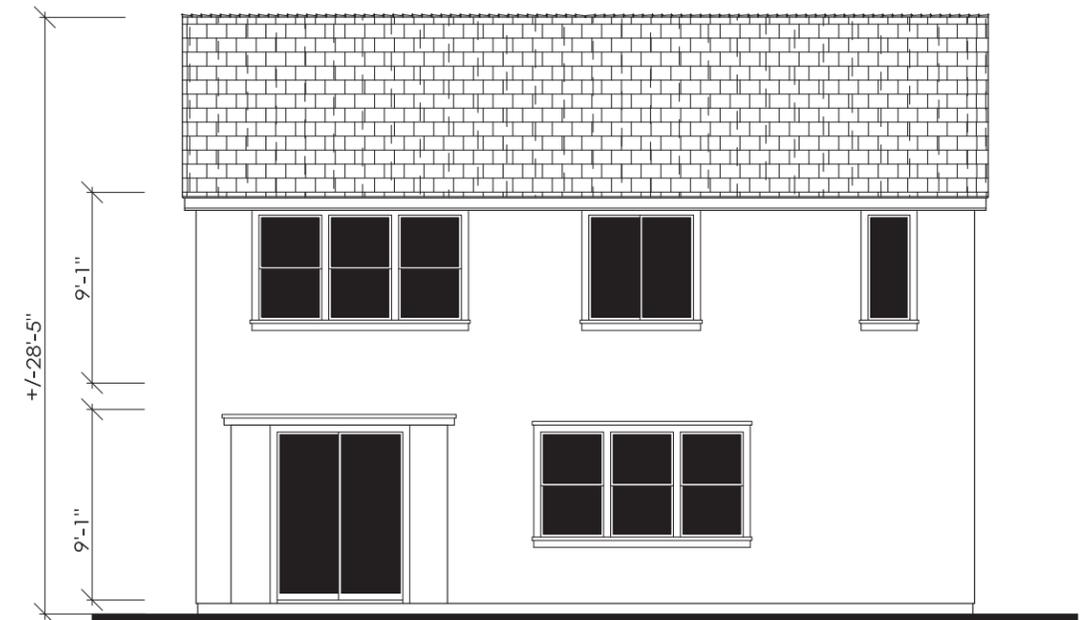




LEFT



RIGHT



REAR

SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN 2C - EXTERIOR ELEVATIONS

A2.4

Rocklin, Ca.
KTGY # 2015-0461

06.28.2016

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Oakland, California 94607
ktgy.com
510 272 2910





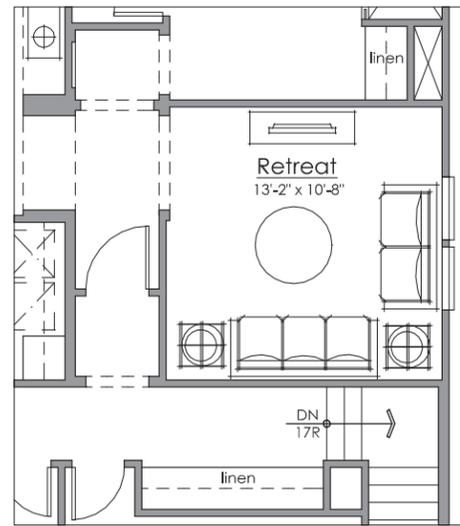
ELEVATION '3A'



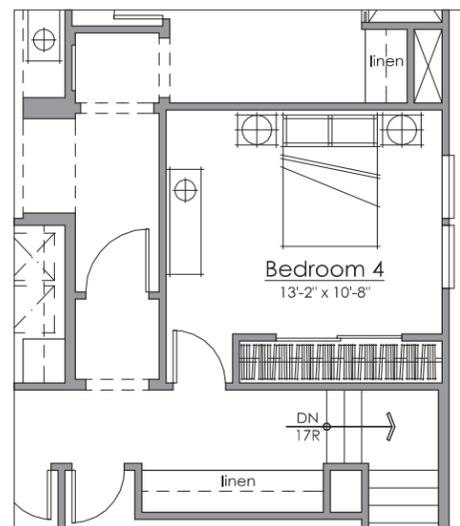
ELEVATION '3B'



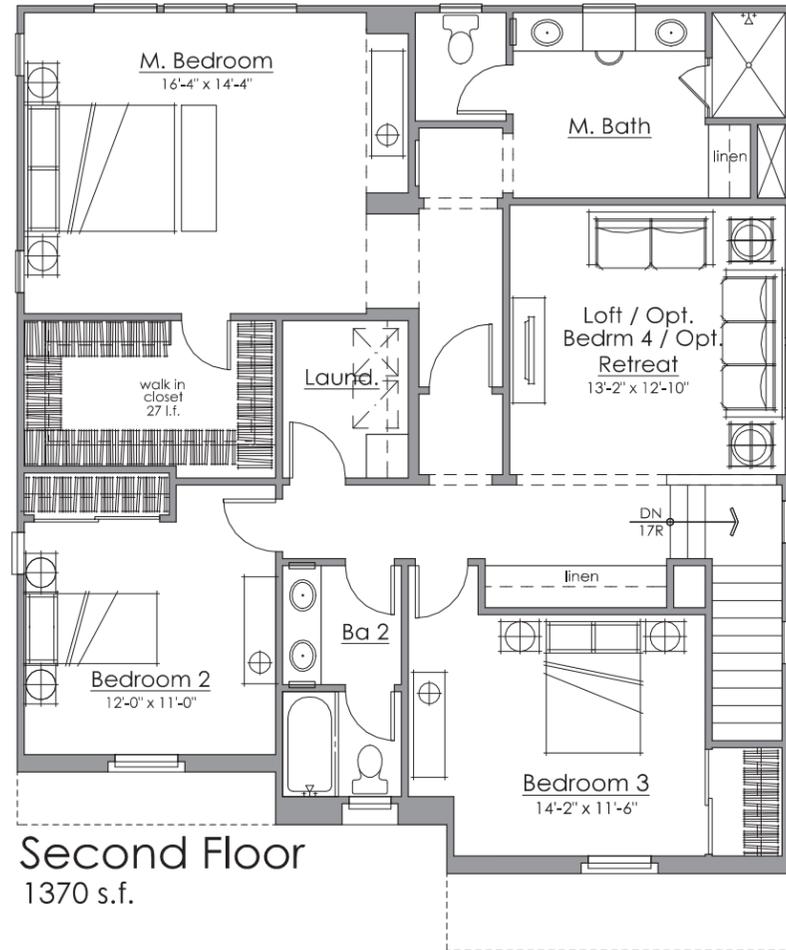
ELEVATION '3C'



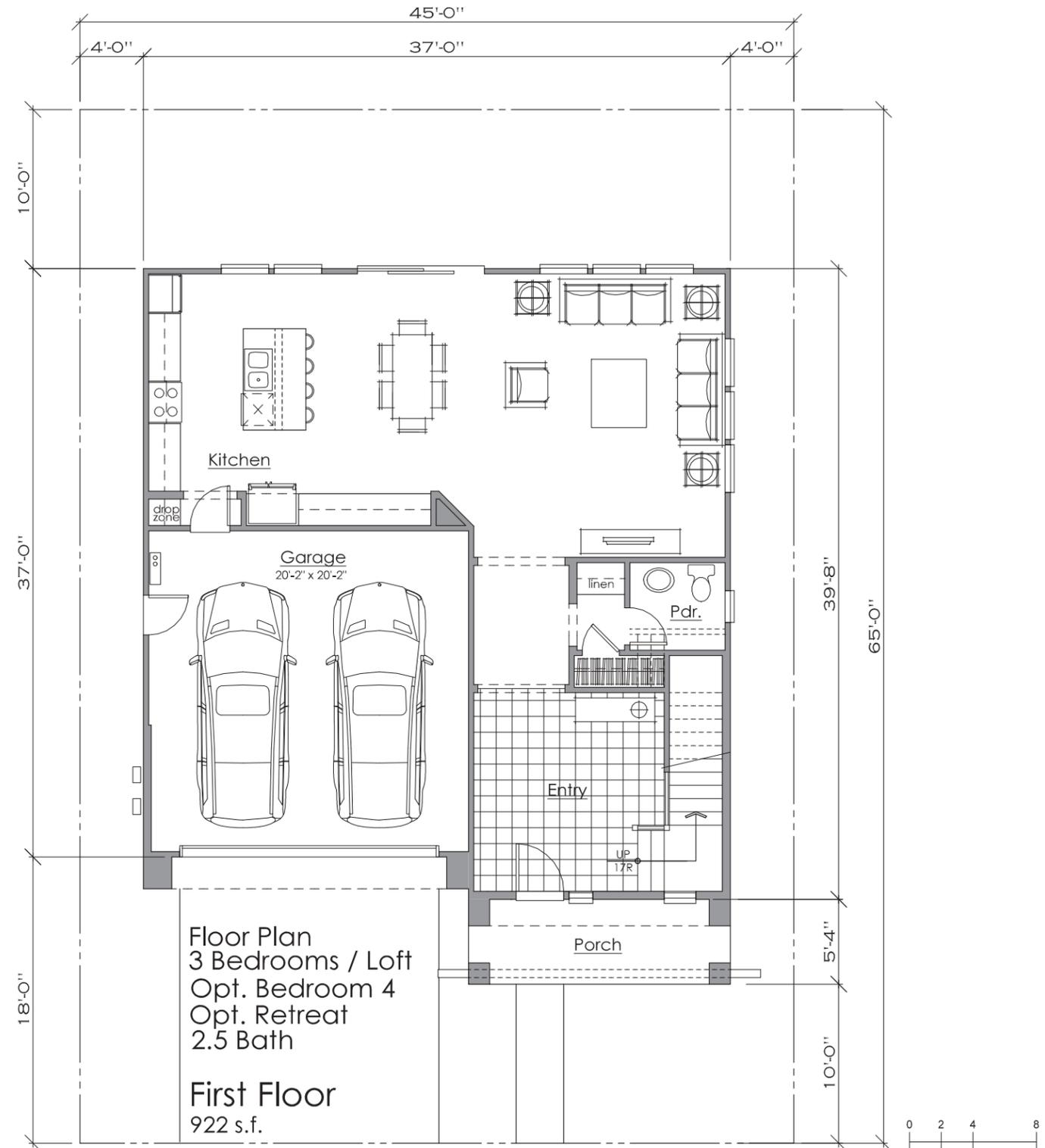
Optional Retreat



Optional Bedroom 4



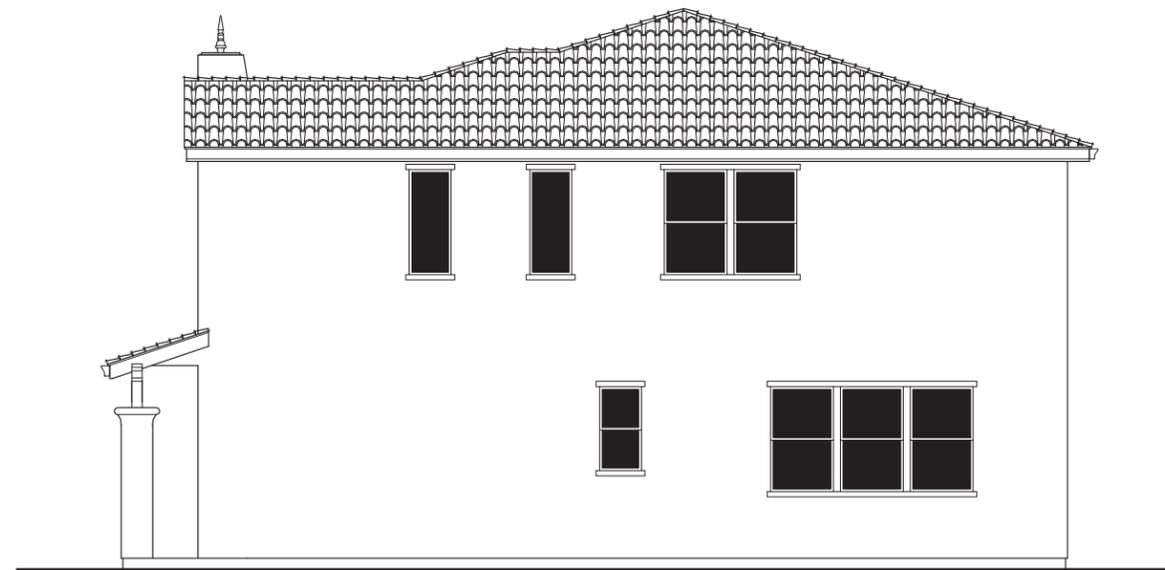
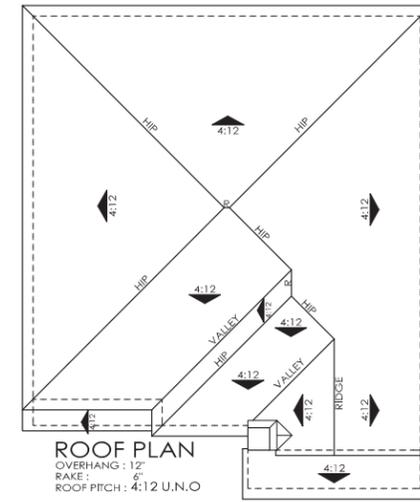
Second Floor
1370 s.f.



First Floor
922 s.f.



LEFT



RIGHT



REAR

SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN 3A - EXTERIOR ELEVATIONS

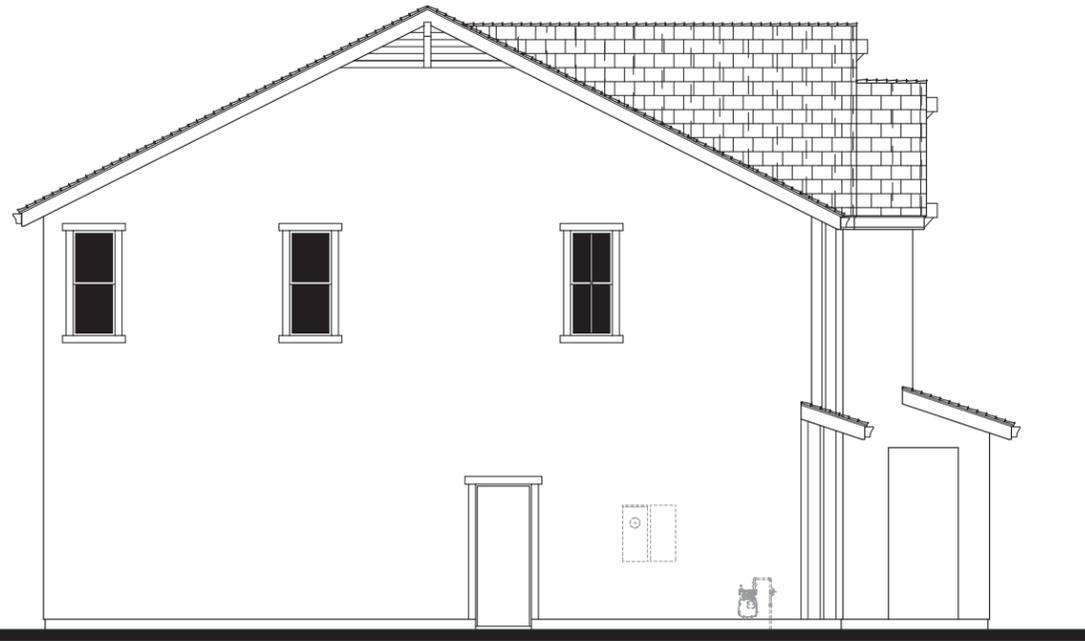
A3.2

Rocklin, Ca.
KTGY # 2015-0461

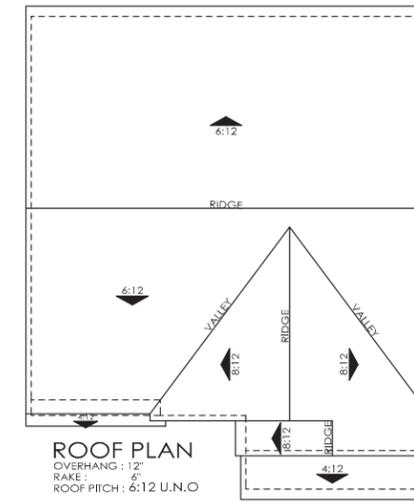
06.28.2016

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Oakland, California 94607
ktgy.com
510 272 2910

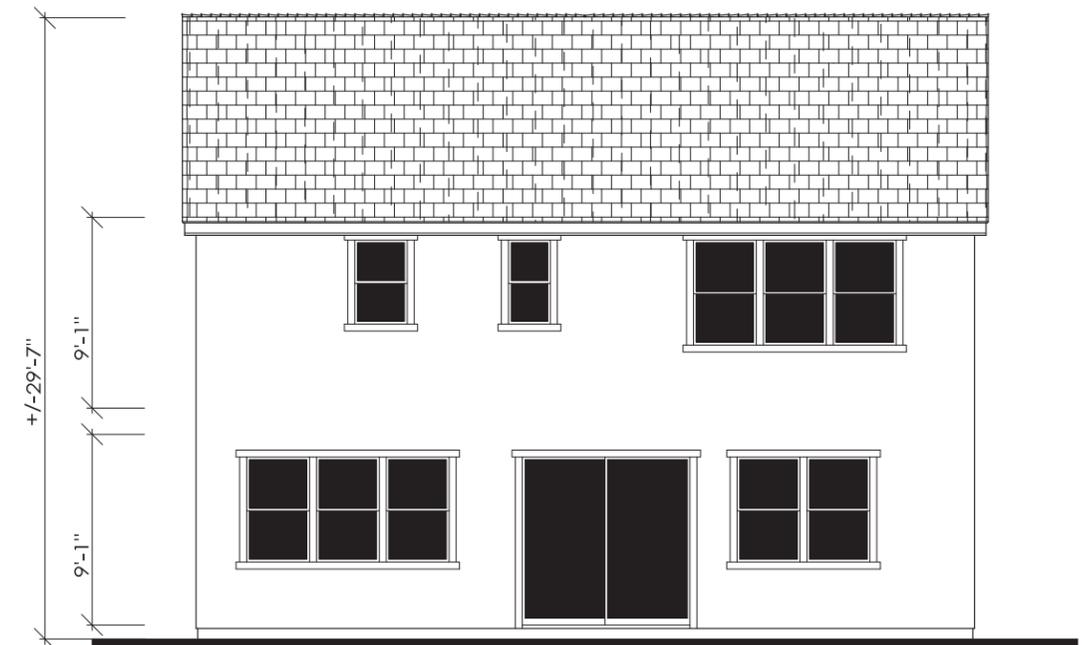




LEFT



RIGHT



REAR

SIERRA PINE 45X65
 LEWIS OPERATING CORP.

PLAN 3B - EXTERIOR ELEVATIONS

A3.3

Rocklin, Ca.
 KTYG # 2015-0461

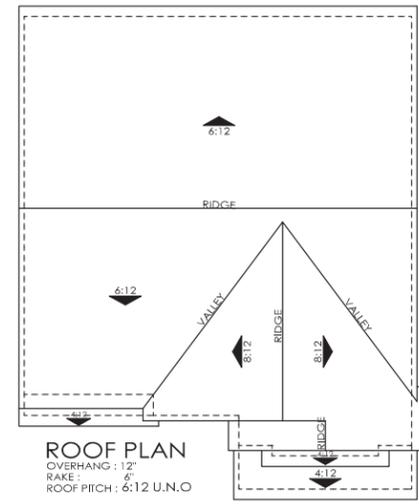
06.28.2016

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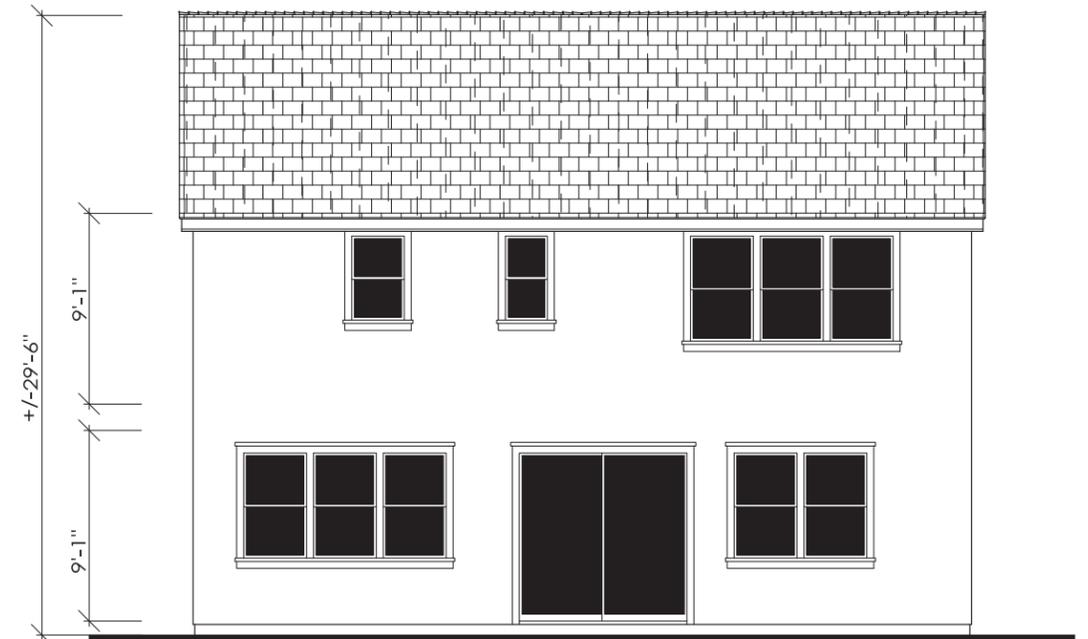




LEFT



RIGHT



REAR

SIERRA PINE 45X65
LEWIS OPERATING CORP.

PLAN 3C - EXTERIOR ELEVATIONS

A3.4

Rocklin, Ca.
KTYG # 2015-0461

06.28.2016

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ELEVATION '1A'



ELEVATION '1B'



ELEVATION '1C'

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Plan 1 - Front Elevations

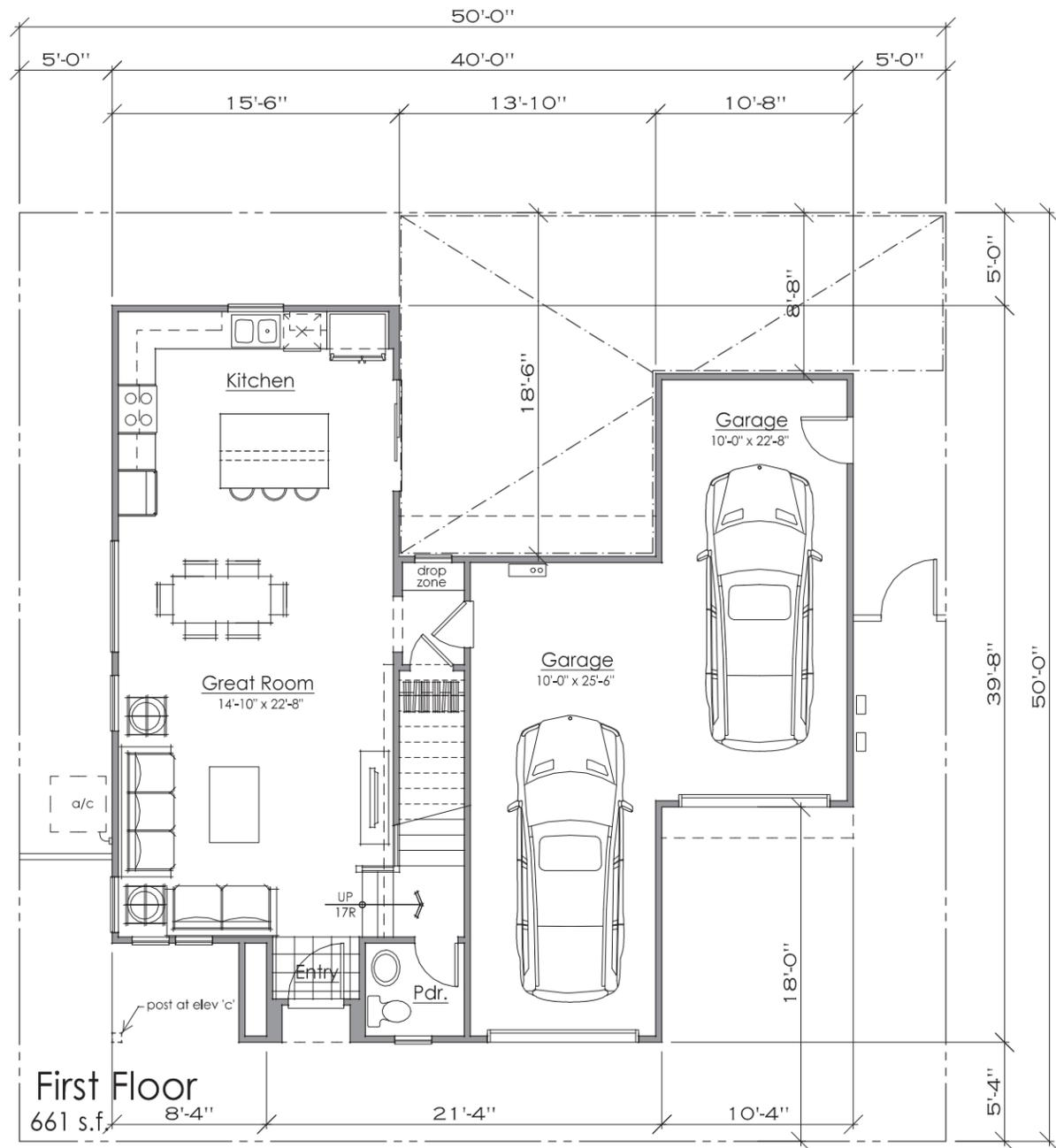
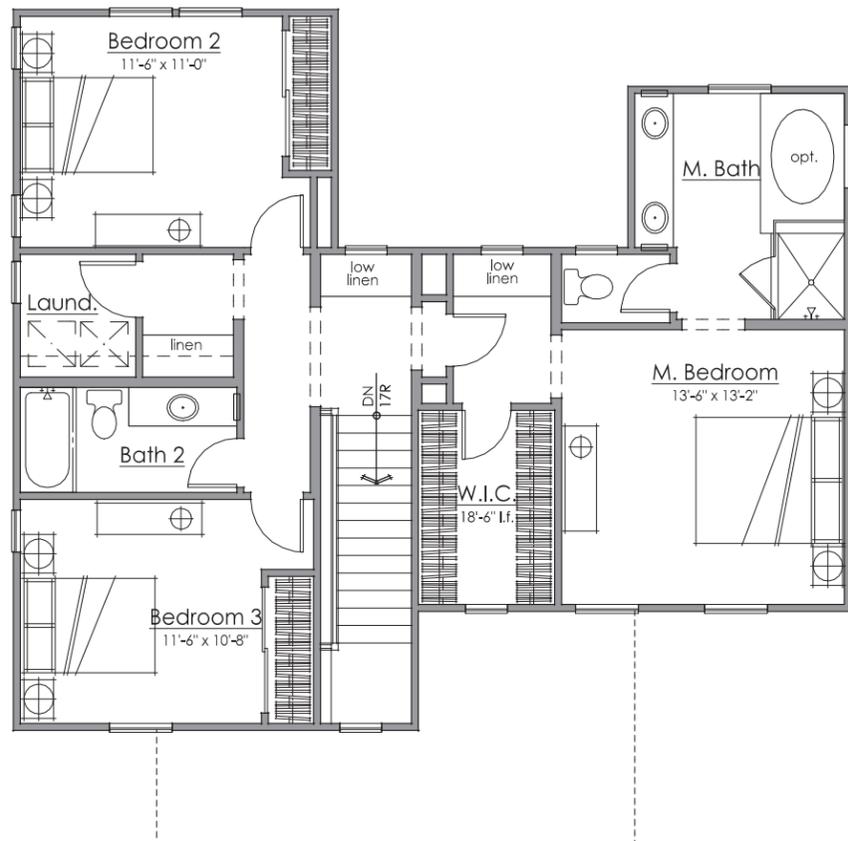
Rocklin, Ca.
KTGY # 2015-0461

7.15.2016

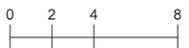
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Oakland, California 94607
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AI.0





Floor Plan
3 Bedrooms
2.5 Bath



SIERRA PINE 50X50
LEWIS OPERATING CORP.

PLAN I FLOOR PLAN - 1,654 Sq. Ft.

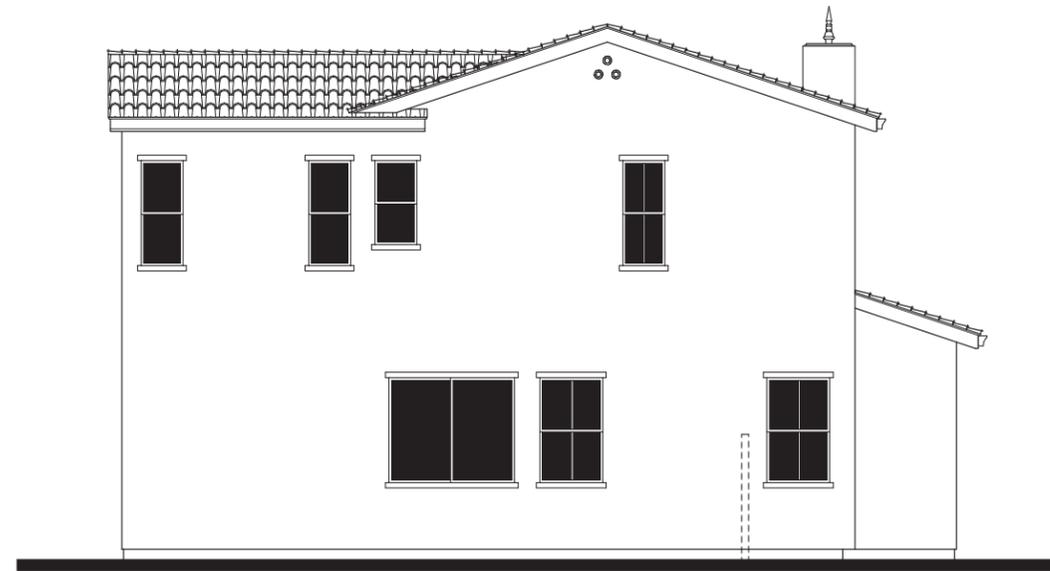
AI.I

Rocklin, Ca.
KTGY # 2015-0461

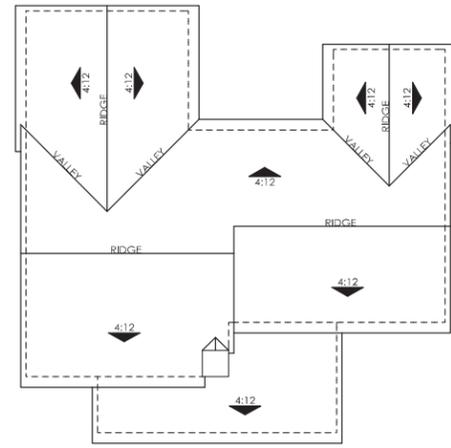
7.15.2016

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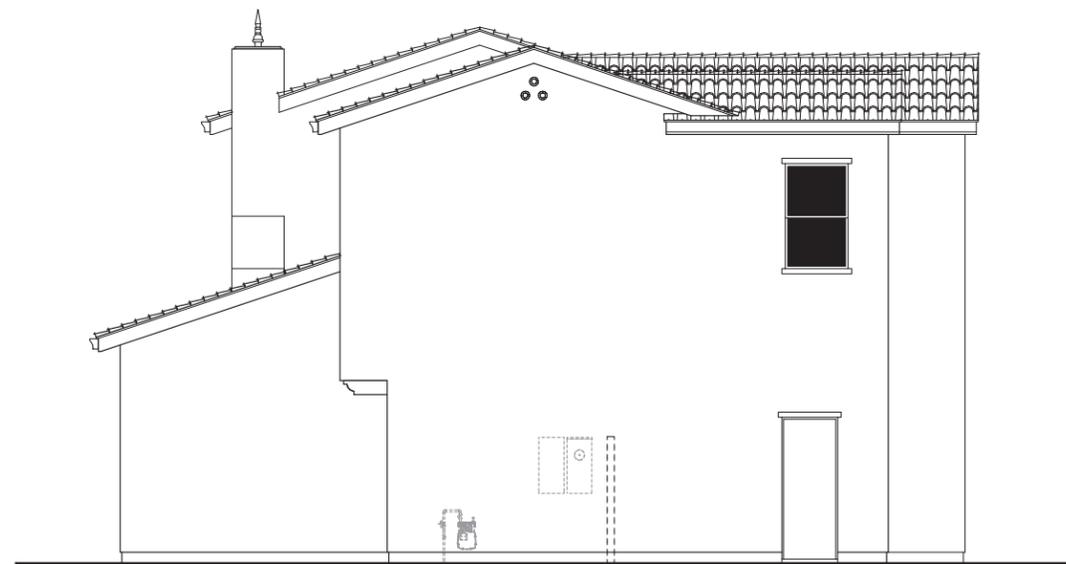




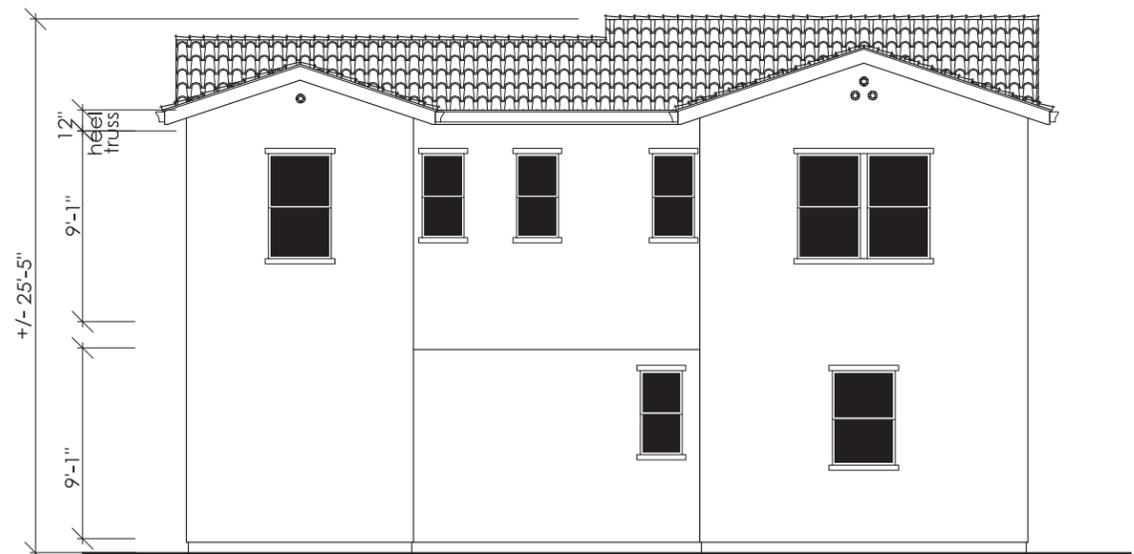
LEFT



ROOF PLAN
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - IA

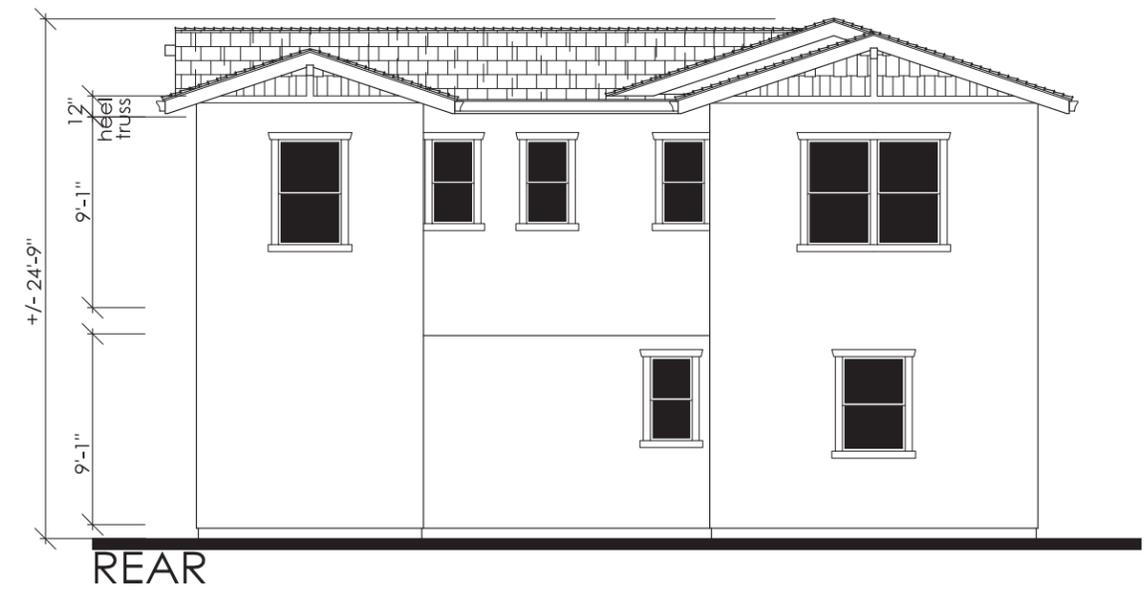
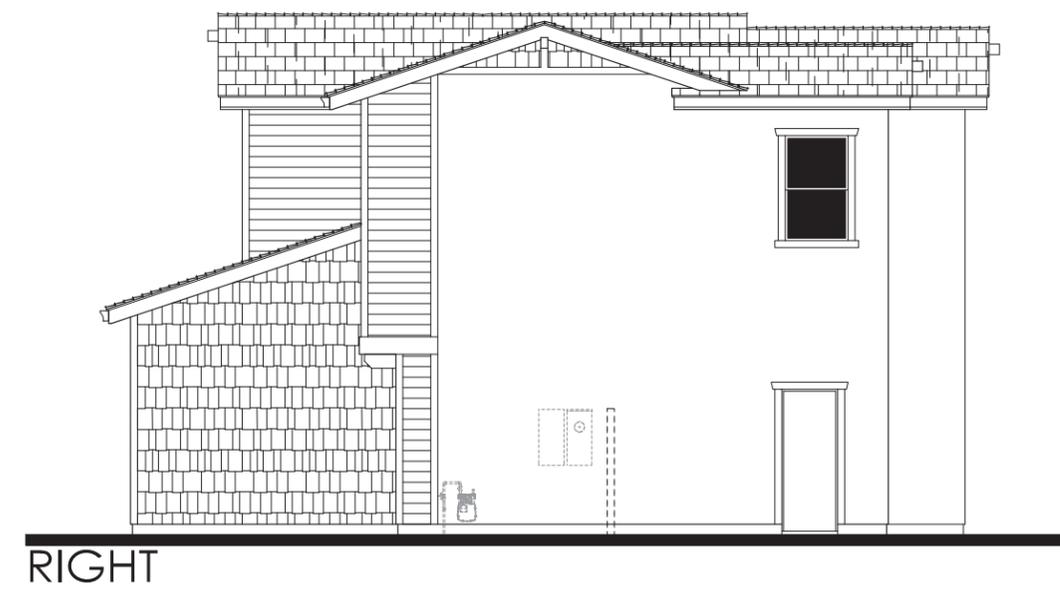
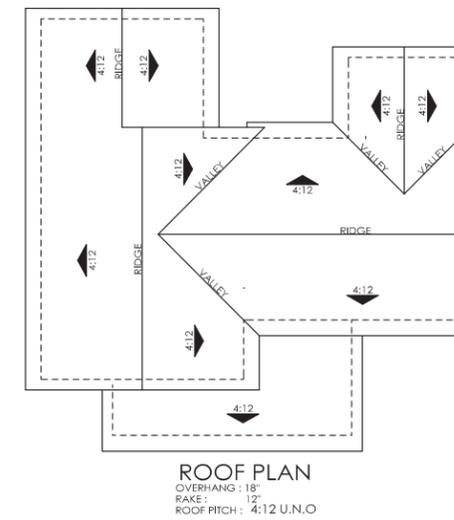
AI.2

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SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - IB

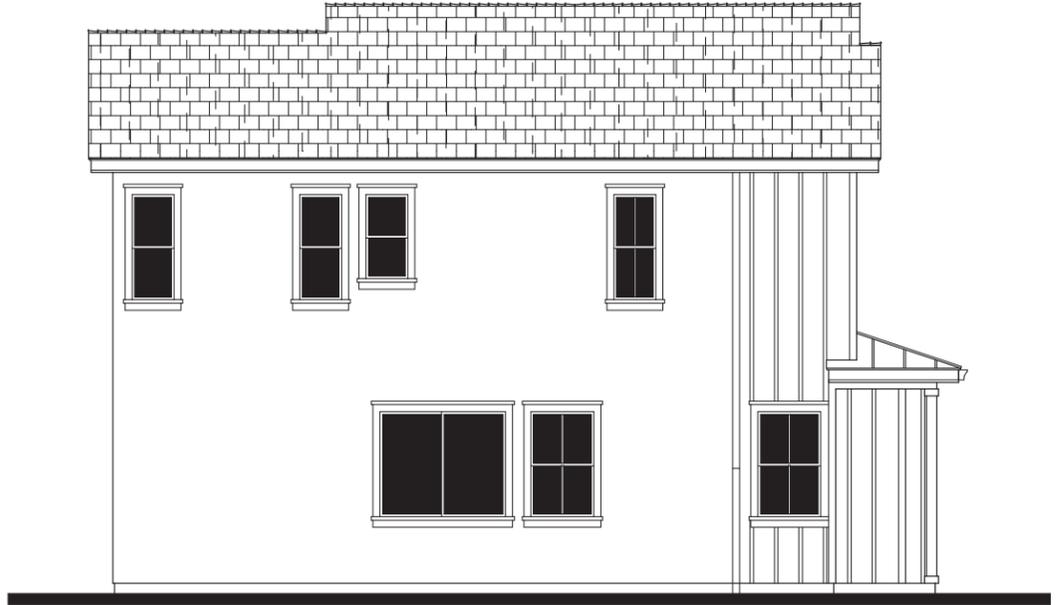
AI.3

Rocklin, Ca.
KTGY # 2015-0461

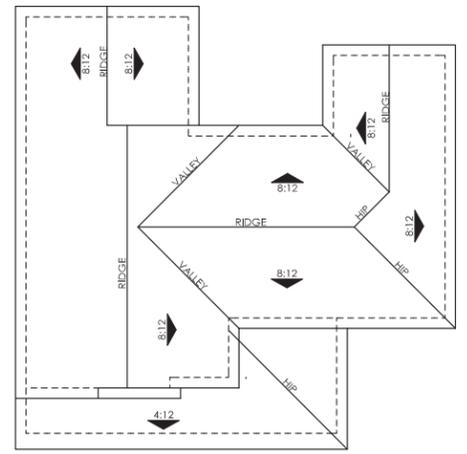
7.15.2016

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LEFT



ROOF PLAN
OVERHANG: 18"
RAKE: 12"
ROOF PITCH: 8:12 U.N.O



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - IC

AI.4

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ELEVATION '2A'



ELEVATION '2B'



ELEVATION '2C'

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Plan 2 - Front Elevations

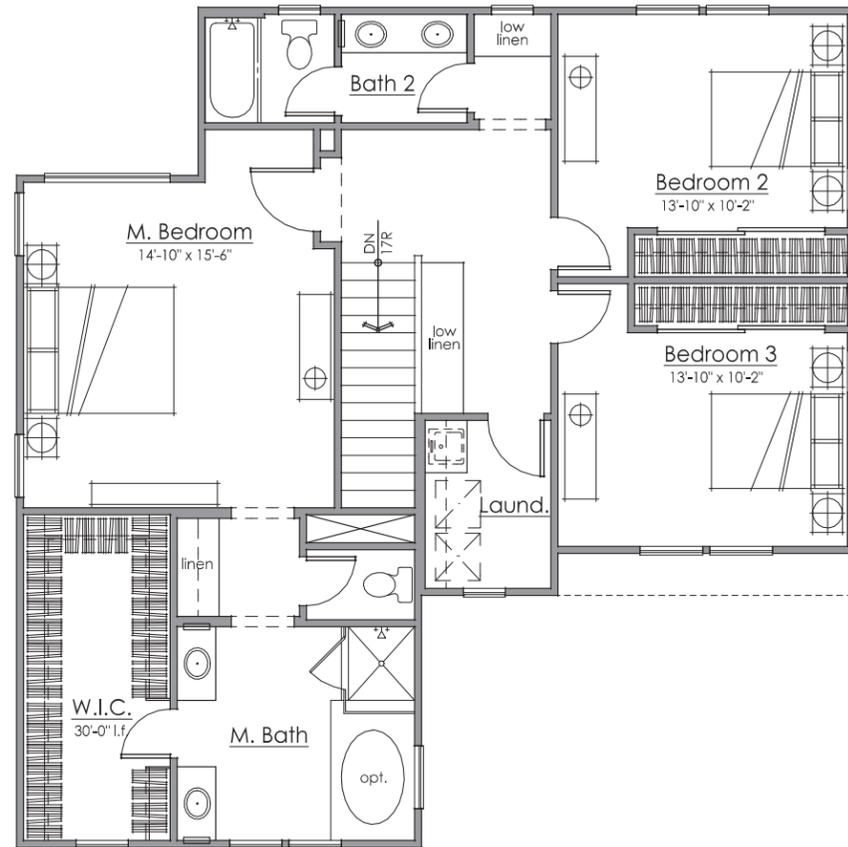
Rocklin, Ca.
KTGY # 2015-0461

7.15.2016

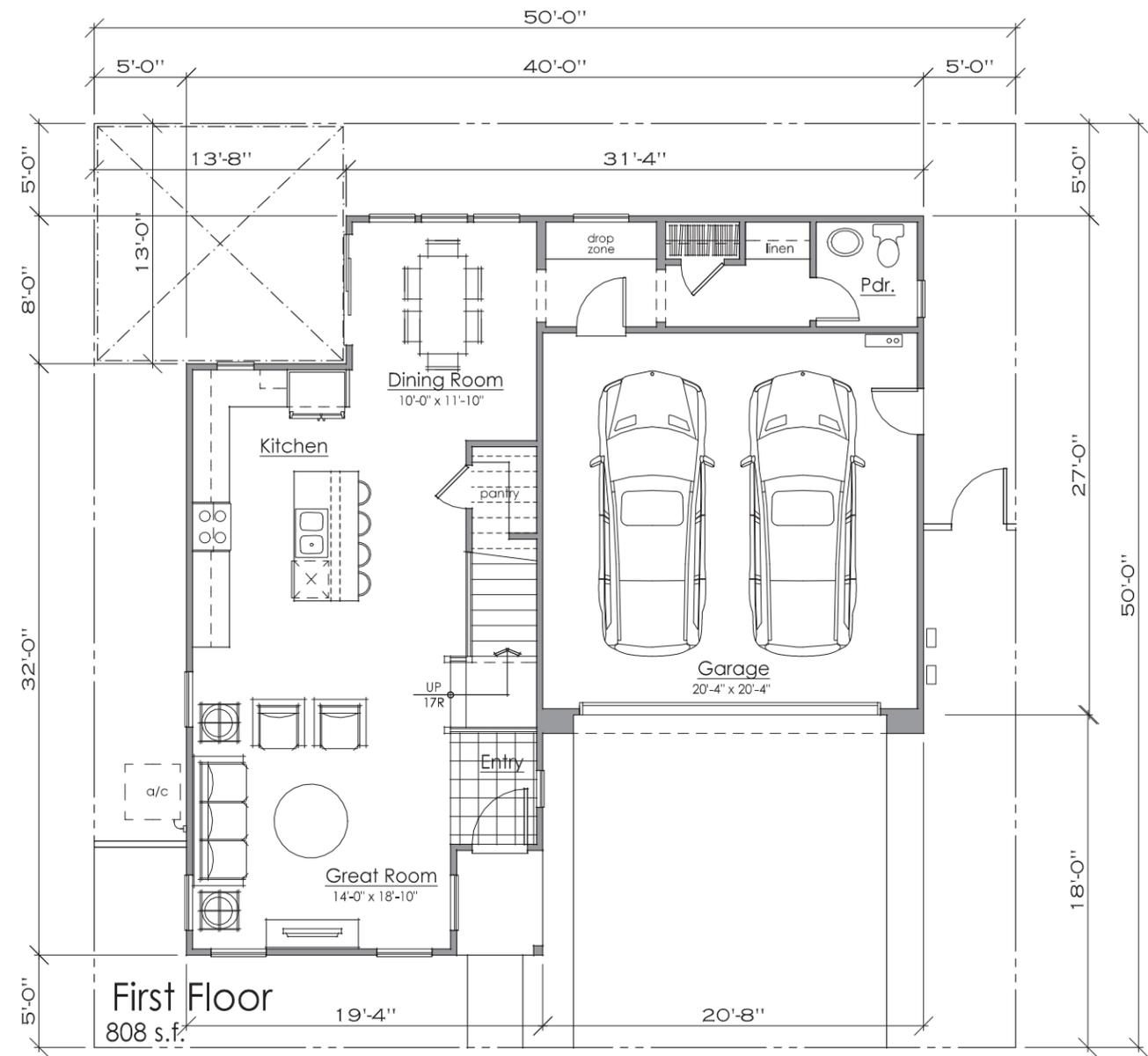
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A2.0



Second Floor
1,254 s.f.



First Floor
808 s.f.

Floor Plan
3 Bedrooms
2.5 Bath



SIERRA PINE 50X50
LEWIS OPERATING CORP.

PLAN 2 FLOOR PLAN - 2,062 Sq. Ft.

A2.1

Rocklin, Ca.
KTGY # 2015-0461

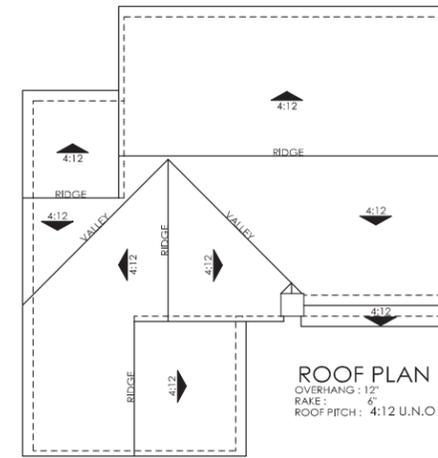
7.15.2016

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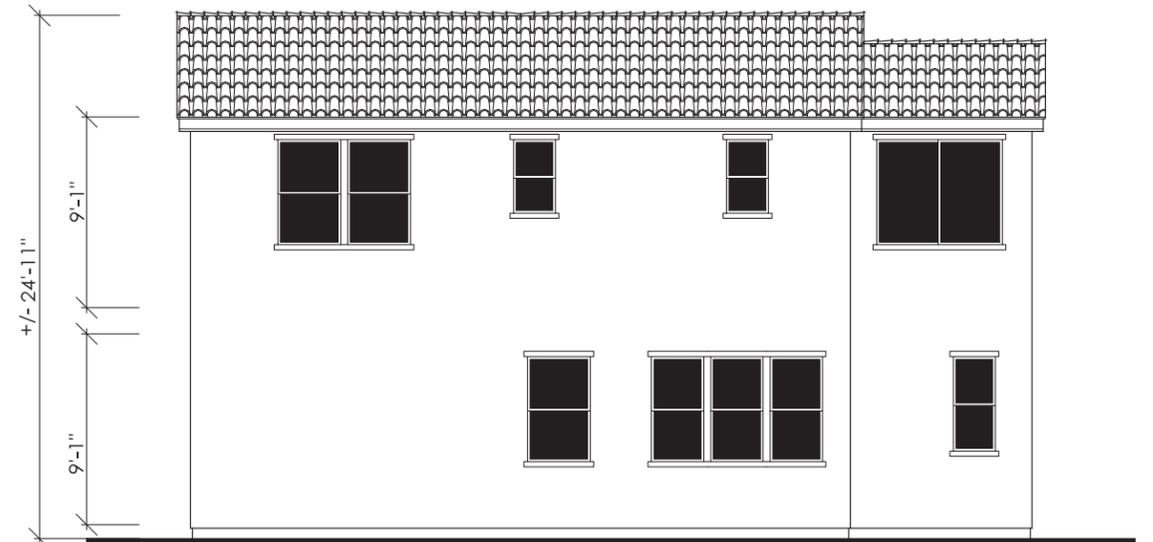




LEFT



RIGHT



REAR

SIERRA PINE 50X50
 LEWIS OPERATING CORP.

Exterior Elevations - 2A

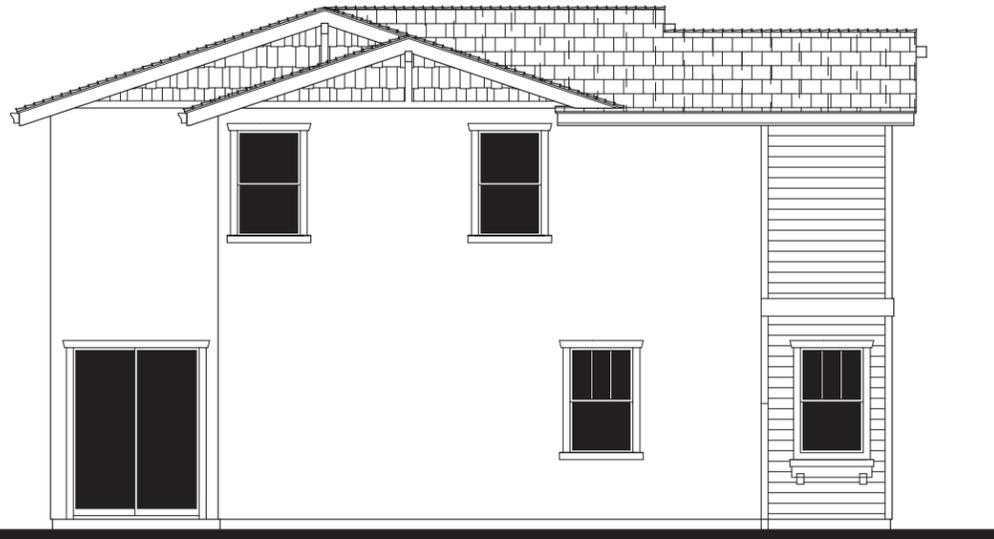
A2.2

Rocklin, Ca.
 KTG # 2015-0461

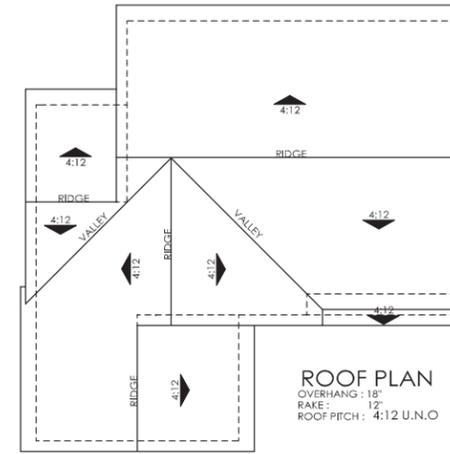
7.15.2016

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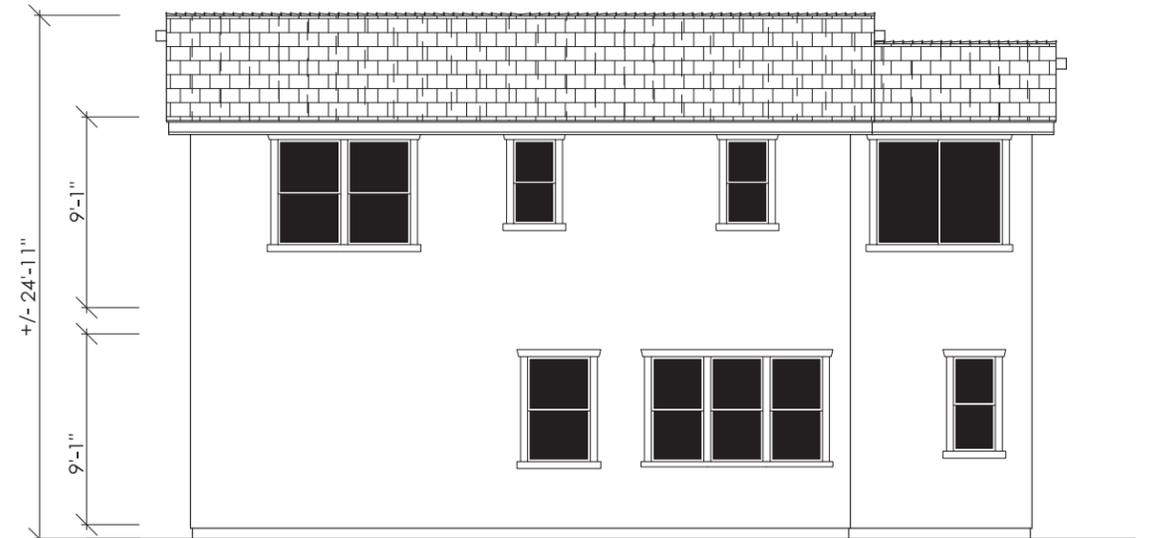




LEFT



RIGHT



REAR

SIERRA PINE 50X50
 LEWIS OPERATING CORP.

Exterior Elevations - 2B

A2.3

Rocklin, Ca.
 KTG # 2015-0461

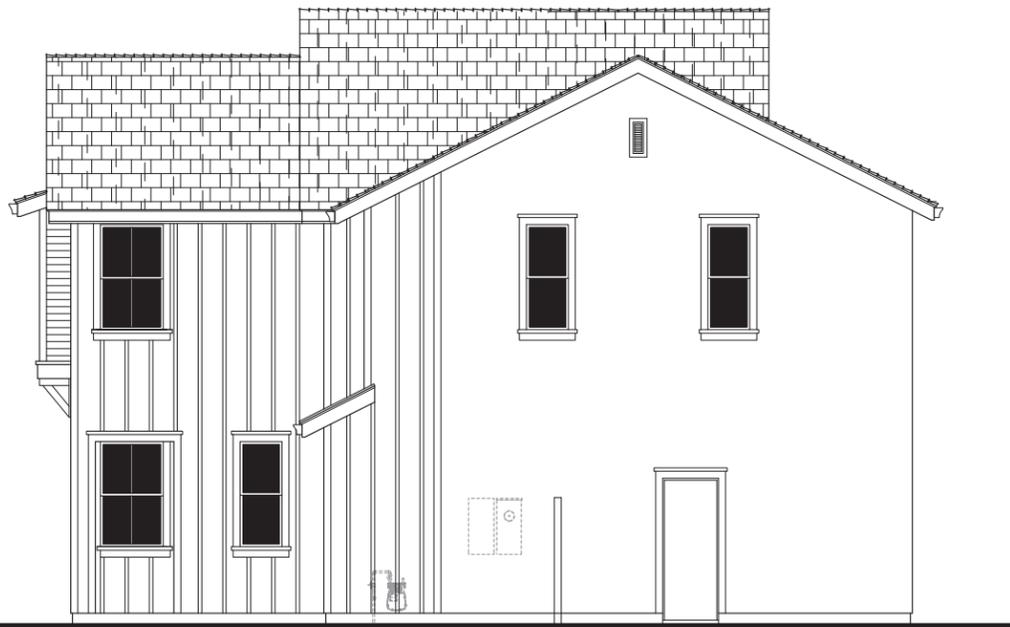
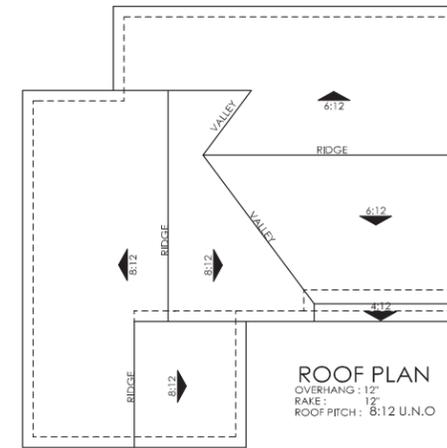
7.15.2016

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LEFT



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - 2C

A2.4

Rocklin, Ca.
KTGY # 2015-0461

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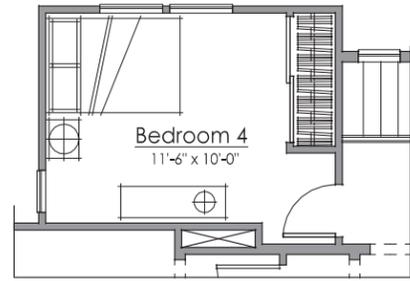
ELEVATION '3A'



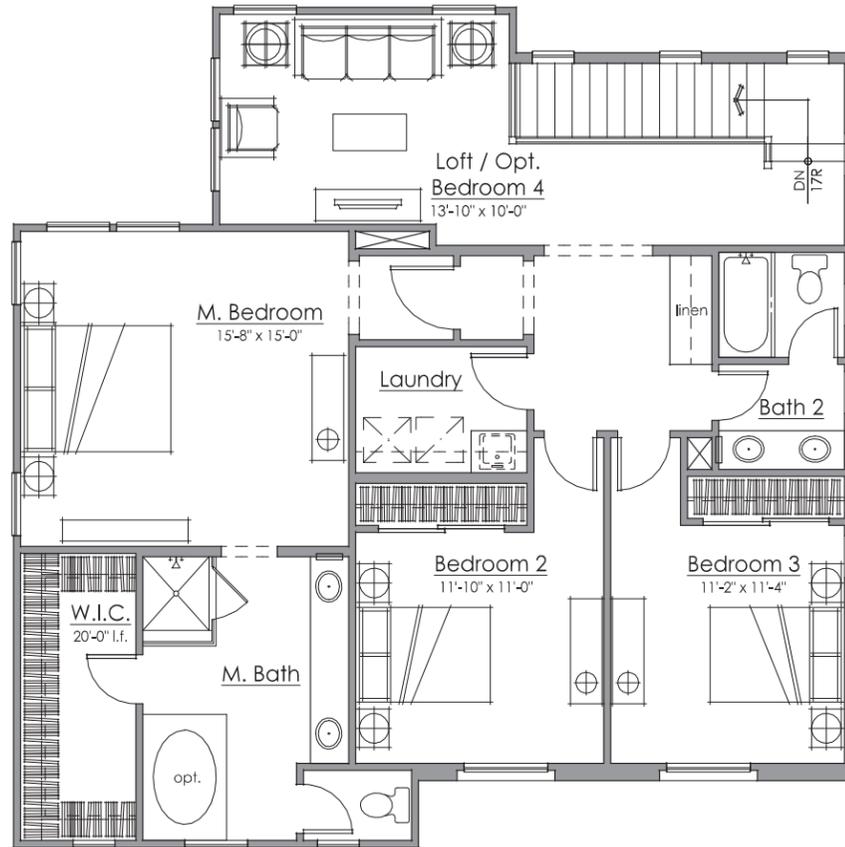
ELEVATION '3B'



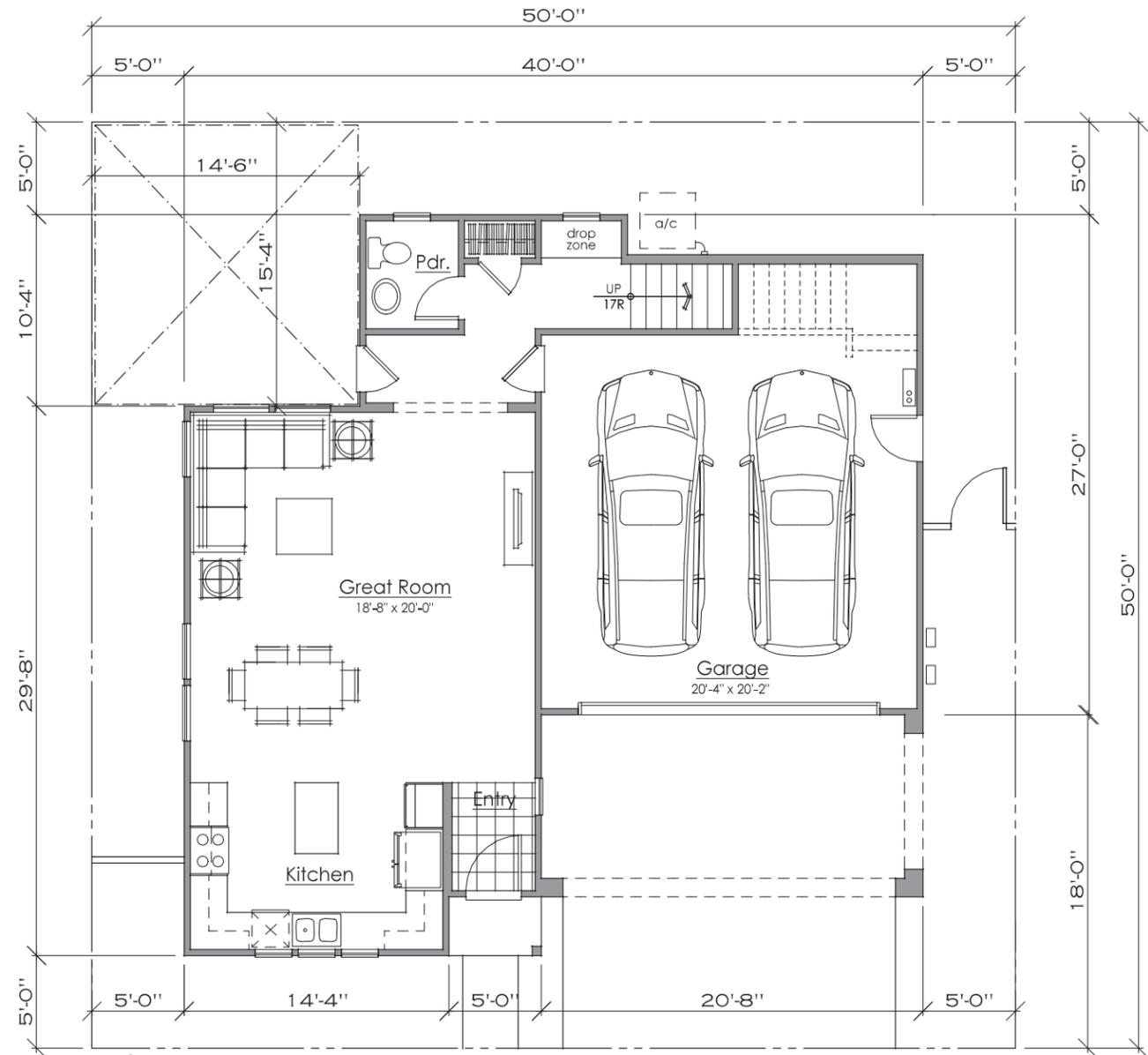
ELEVATION '3C'



Opt. Bedroom 4



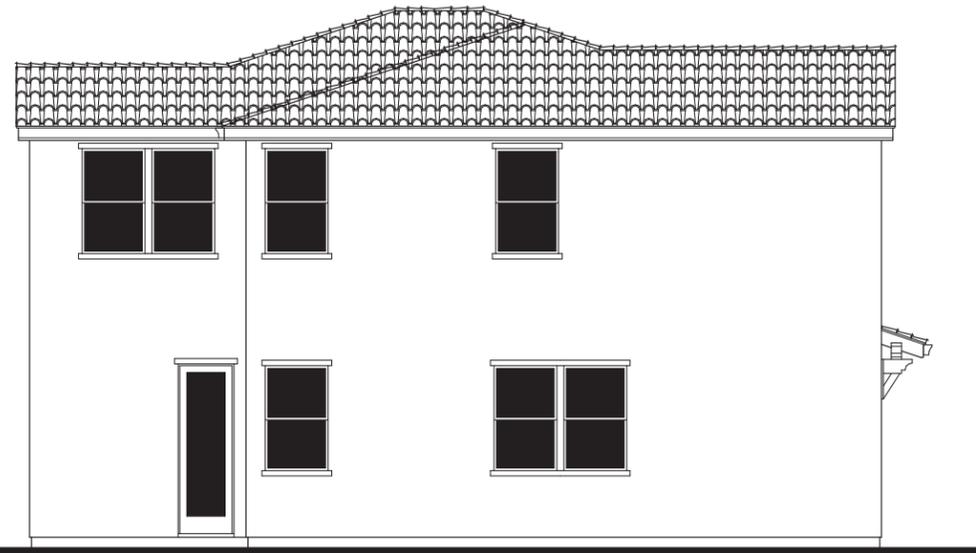
Second Floor
1,367 s.f.



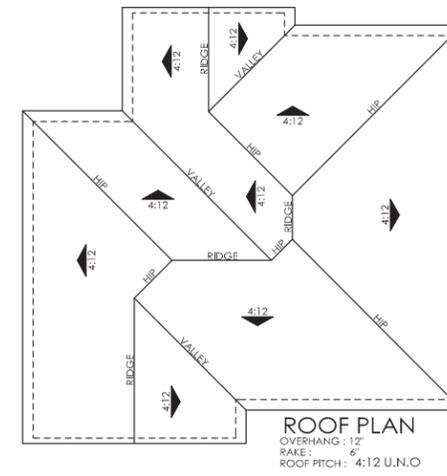
First Floor
716 s.f.

Floor Plan
3 Bedrooms
Loft / Opt. Bedroom 4
2.5 Bath

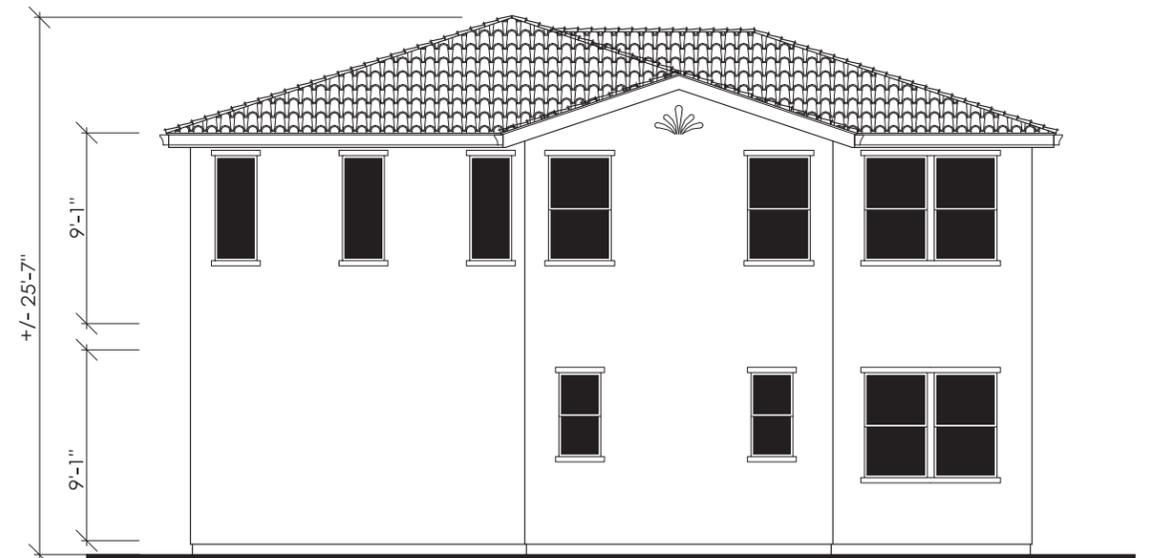




LEFT



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - 3A

A3.2

Rocklin, Ca.
KTGY # 2015-0461

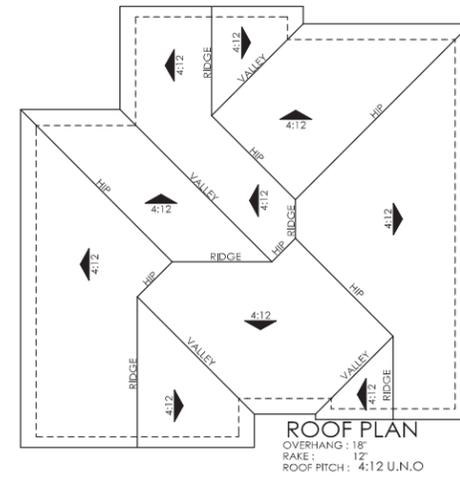
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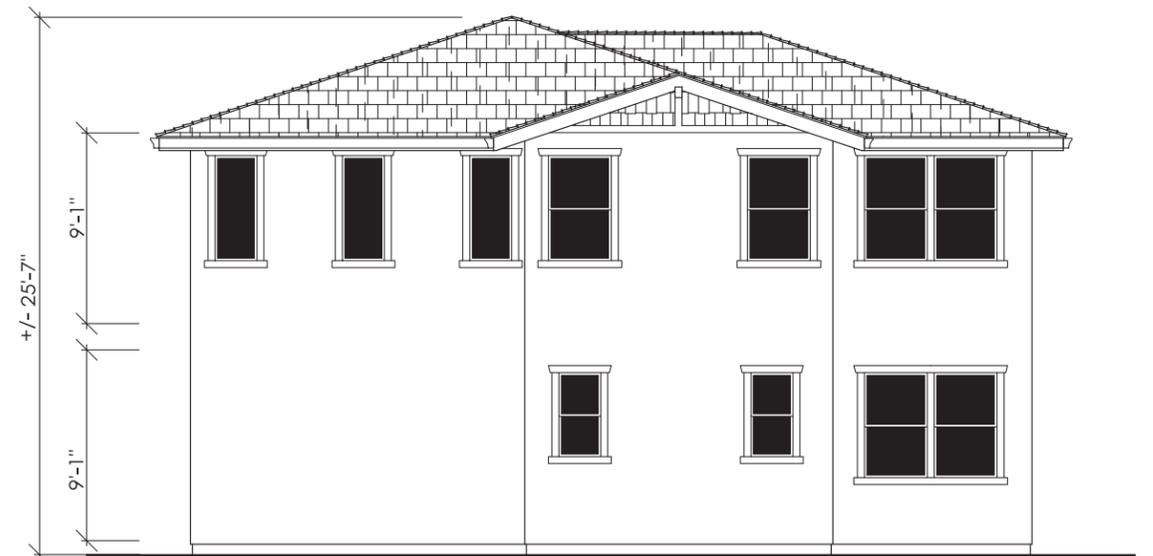




LEFT



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - 3B

A3.3

Rocklin, Ca.
KTGY # 2015-0461

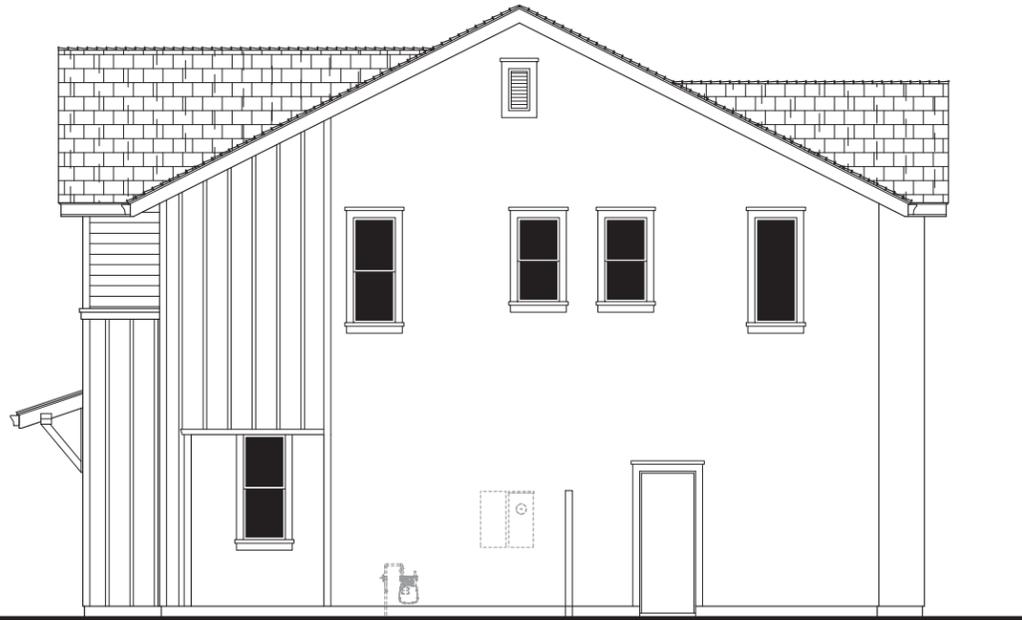
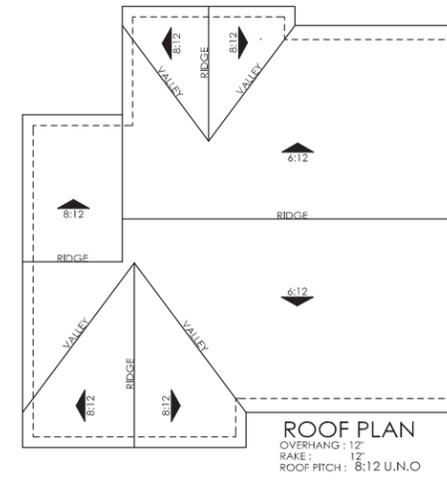
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LEFT



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - 3C

A3.4

Rocklin, Ca.
KTGY # 2015-0461

7.15.2016

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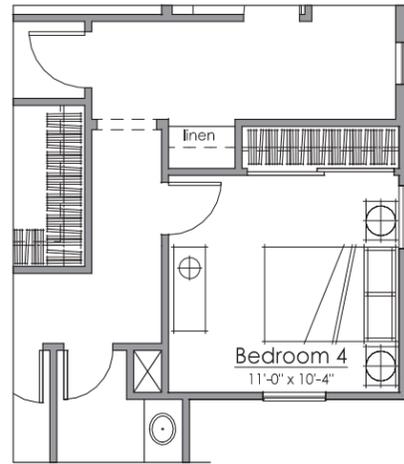
ELEVATION '4A'



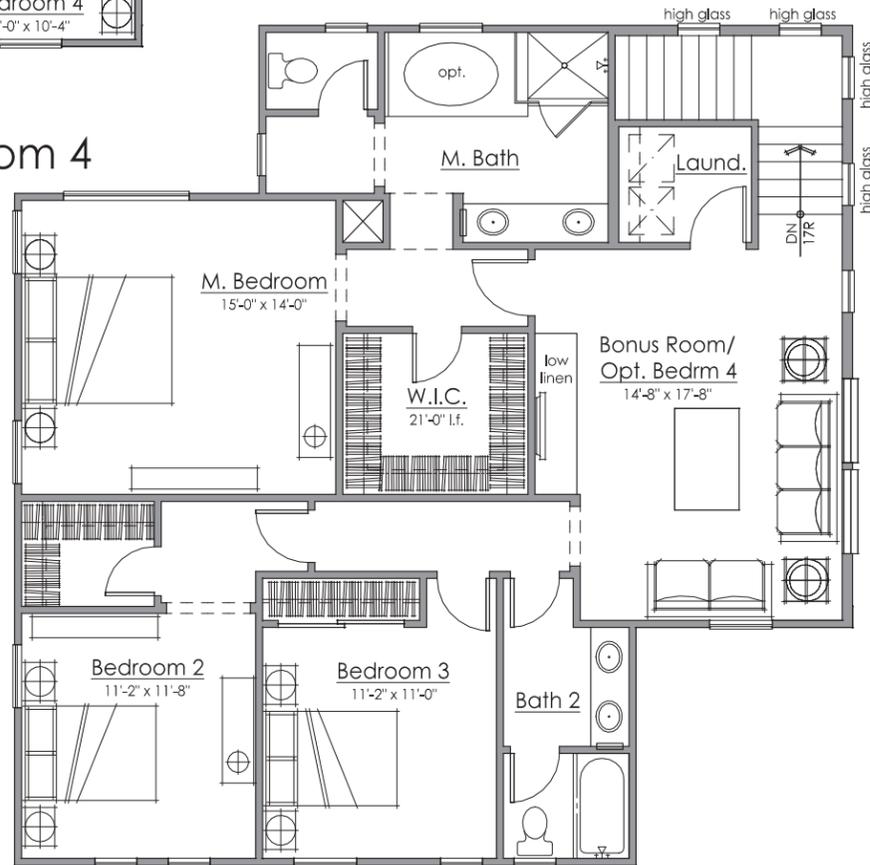
ELEVATION '4B'



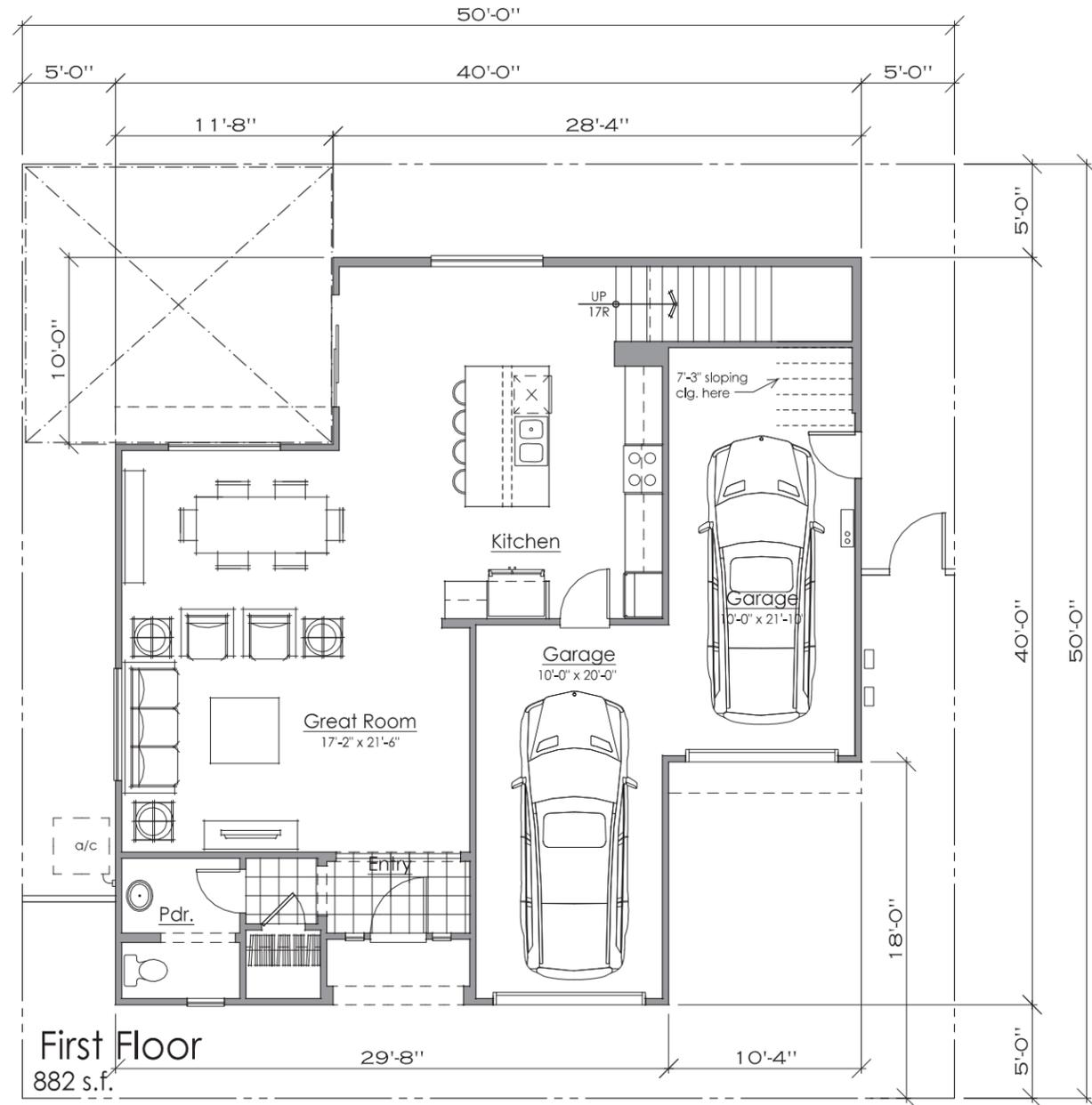
ELEVATION '4C'



Opt. Bedroom 4



Second Floor
1,318 s.f.



First Floor
882 s.f.

Floor Plan
3 Bedrooms / Bonus Room
Opt. Bedroom 4
2.5 Bath



SIERRA PINE 50X50
LEWIS OPERATING CORP.

PLAN 4 FLOOR PLAN - 2,200 Sq. Ft.

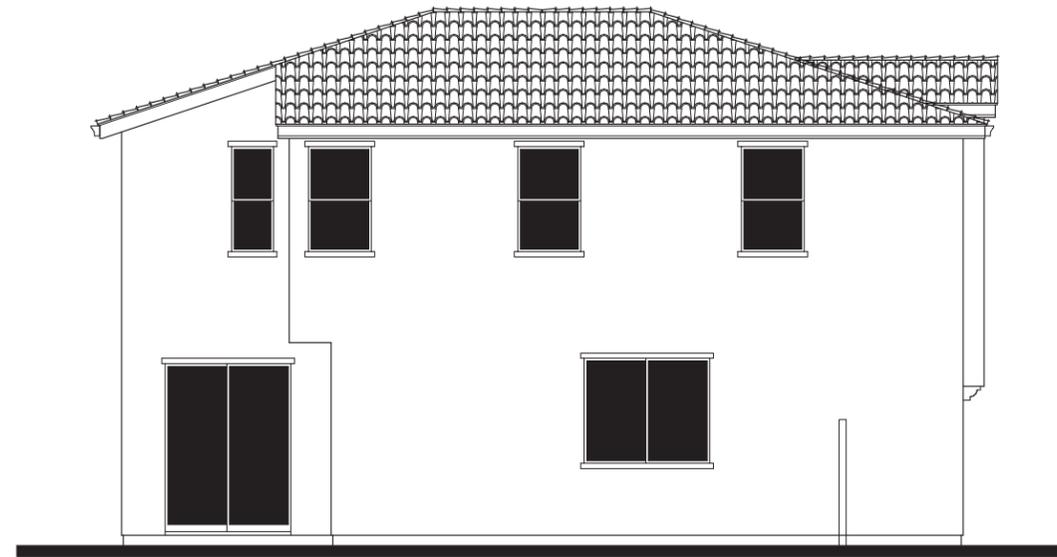
A4.1

Rocklin, Ca.
KTGY # 2015-0461

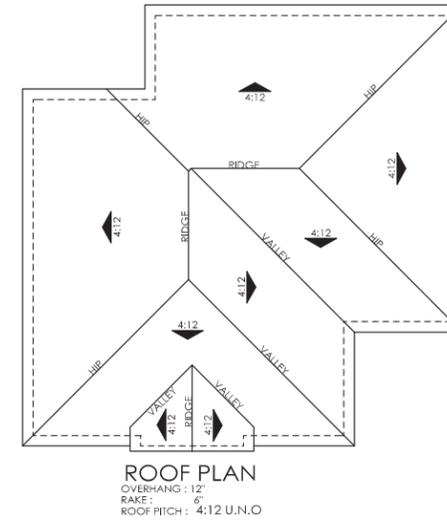
7.15.2016

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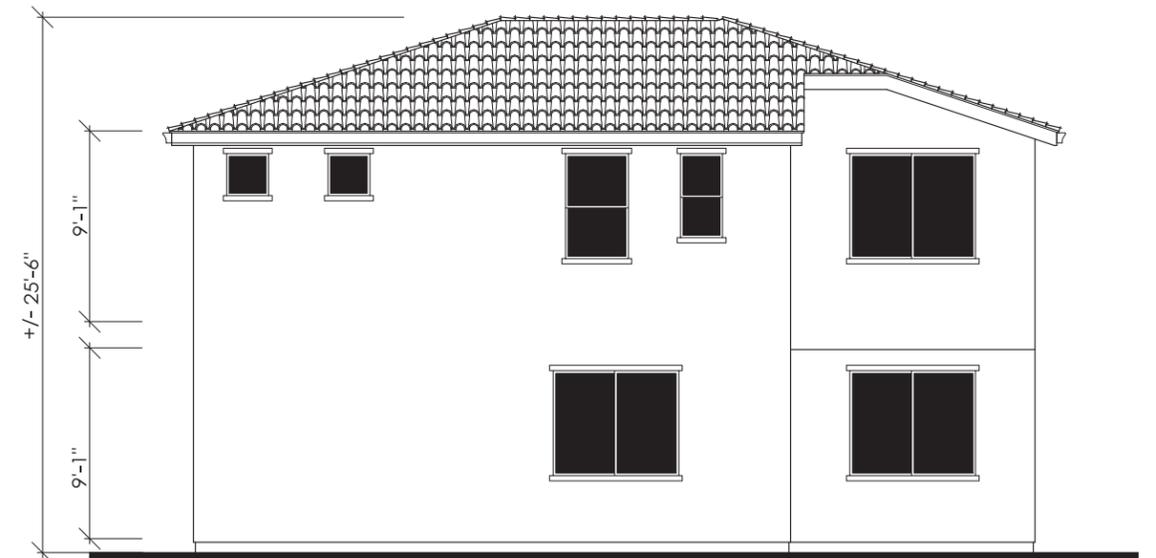




LEFT



RIGHT



REAR

SIERRA PINE 50X50
LEWIS OPERATING CORP.

Exterior Elevations - 4A

A4.2

Rocklin, Ca.
KTGY # 2015-0461

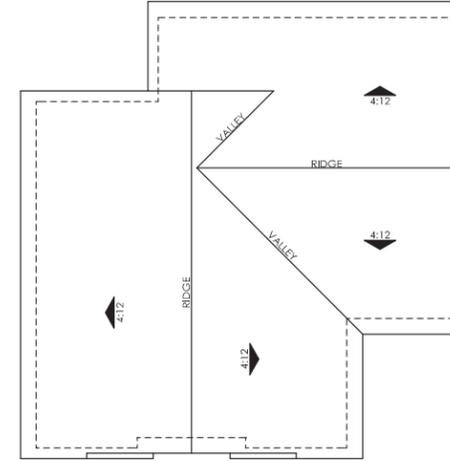
7.15.2016

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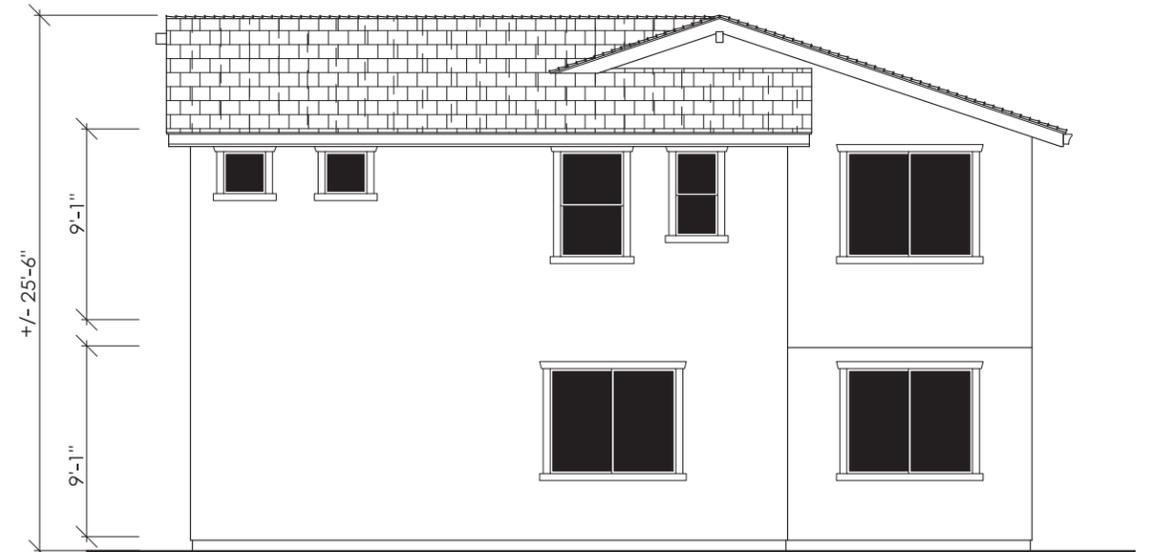
LEFT



ROOF PLAN
 OVERHANG: 18"
 RAKE: 12"
 ROOF PITCH: 4:12 U.N.O



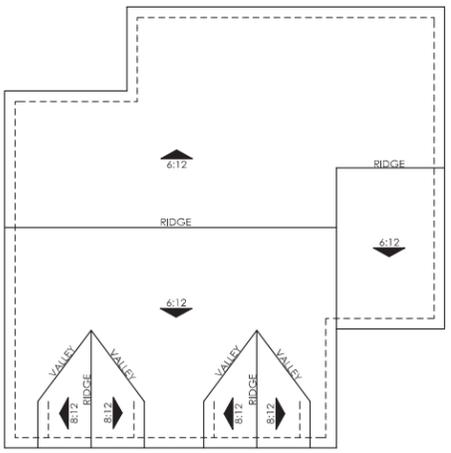
RIGHT



REAR



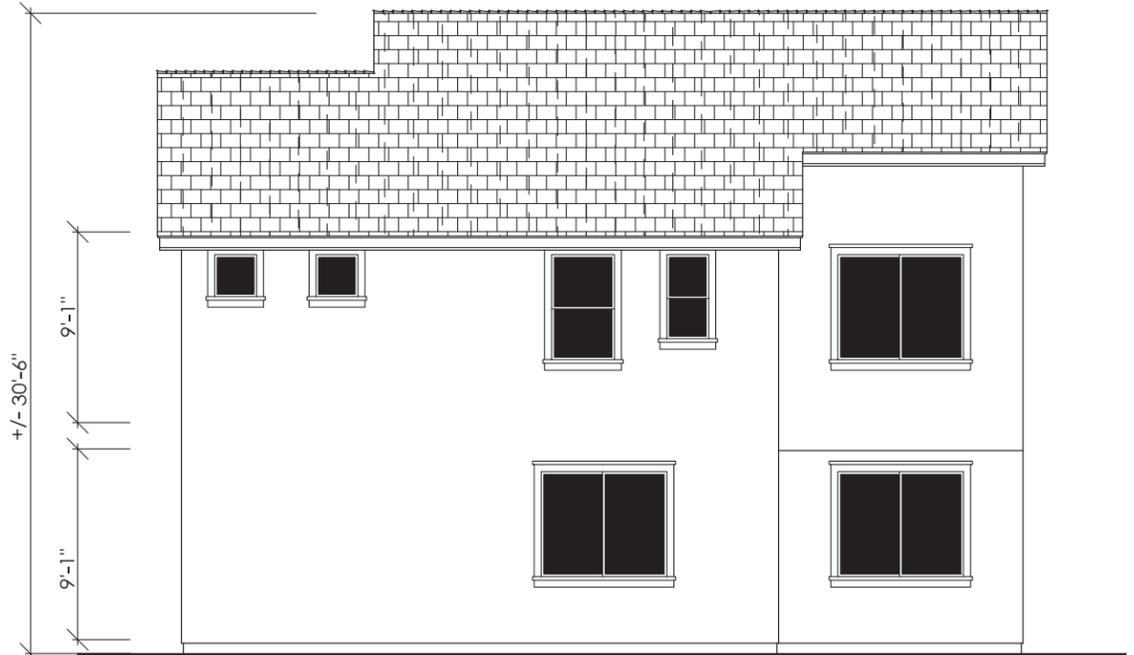
LEFT



ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 6:12 U.N.O



RIGHT



REAR

SIERRA PINE 50X50
 LEWIS OPERATING CORP.

Exterior Elevations - 4C

A4.4

Rocklin, Ca.
 KTY # 2015-0461

7.15.2016

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