



New Project Information

The City of Rocklin has begun processing the below referenced application 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: January 18, 2018

Project Name and Requested Approvals:

BASS PRO SHOPS OUTDOOR STORAGE
CONDITIONAL USE PERMIT, U2018-0002

Staff Description of Project:

This application is a request for approval of a Conditional Use Permit to allow the installation and operation of outdoor boat and trailer display and storage at the existing Bass Pro Shops store.

Location:

The subject site is located within the Rocklin Crossings shopping center parking lot at 5472 Crossings Drive. APN 045-043-078.

Existing Land Use Designations:

The property is zoned Planned Development Commercial (PD- C).
The General Plan designation is Retail Commercial (RC).

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

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Dan Hoy with Bass Pro Shops Outdoor World LLC. The property owner is Donahue Schriber Realty Group.

Attached Information:

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



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: BASS PRO SHOPS - OUTSIDE DISPLAY
LOCATION: 5472 CROSSINGS DRIVE
ASSESSOR'S PARCEL NUMBERS: 045 - 043 - 078
DATE OF APPLICATION (STAFF): 1/18/18 RECEIVED BY (STAFF INITIALS): GS JH
FILE NUMBERS (STAFF): U2018-0002 FEES: \$6,410.00
RECEIPT NO.: R23755

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: VIA CONFERENCE CALL 6/6/17

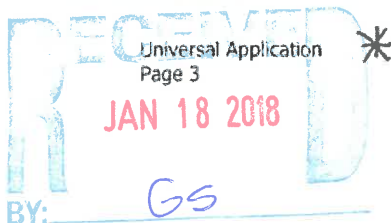
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES) (SEE BELOW *)

- | | | |
|--|---|---|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input 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
<u>less Intense Use \$5,133</u> |
| <input 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 type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input 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 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 checked="" type="checkbox"/> Exempt - \$1,277.00 | <input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule |



☒ CONDITIONAL USE PERMIT FEE: \$5,133
☒ NOTICE OF EXEMPTION (CEQA) FEE: \$1,277

rev. 2/17

\$6,410

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>PARKING</u>	Acres: <u>12.35</u>	EXISTING	PROPOSED (NA)
Proposed: <u>BOAT STORAGE</u>	Square Feet: <u>537,731</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Zoning:	Dimensions: <u>VARIES - SEE PLAN</u>	<input checked="" type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>PD-C</u>	No. of Units: <u>1</u>	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Proposed: <u>PD-C</u>	Building Size: <u>118,915 SF</u>	<input checked="" type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>537</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Required Parking: <u>476</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Access: <u>CROSSINGS DR.</u>	<input type="checkbox"/> Cable	<input type="checkbox"/> Cable

PROJECT REQUEST: PROVIDE PERMANENT BOAT STORAGE
ON LOT ADJACENT TO BASS PRO SHOPS
RETAIL STORE CURRENTLY BEING
UTILIZED AS TEMPORARY STORAGE
OF BOATS.
(AREA = 28,325 SF)

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

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

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: DONAHUE SCHRIER REALTY GROUP
ADDRESS: 3501 DEL PASO ROAD, SUITE 100
CITY: SACRAMENTO STATE: CA ZIP: 95835
PHONE NUMBER: 916-286-5231* or 916-286-5230
EMAIL ADDRESS: tperales@dsrg.com* or tstokes@dsrg.com
FAX NUMBER: 916-920-4265

SIGNATURE OF OWNER , SE. VICE PRESIDENT
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

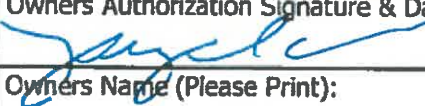
NAME OF APPLICANT
(If different than owner): BASS PRO SHOPS OUTDOOR WORLD L.L.C.
CONTACT: DAN HOY
ADDRESS: 2500 E. KEARNEY ST.
CITY: SPRINGFIELD STATE: MO ZIP: 65898
PHONE NUMBER: 417-873-5251
EMAIL ADDRESS: dhoy@basspro.com
FAX NUMBER: 417-873-5383

SIGNATURE OF APPLICANT 

* PRIMARY CONTACT

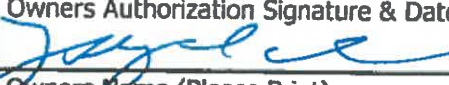
AGENT AUTHORIZATION FORM

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:	BASS PRO SHOPS - OUTSIDE DISPLAY
Location:	5472 CROSSINGS DRIVE
Assessors Parcel Number(s):	045 - 043 - 078
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): CONDITIONAL USE PERMIT / NOTICE OF EXEMPTION (CEQA)	
Name of person and / or firm authorized to represent property owner (Please print): LAURA DERRICK, BASS PRO SHOPS	
Address (Including City, State, and Zip Code): 2500 E. KEARNEY ST. SPRINGFIELD, MO 65898	
Phone Number:	417 - 873 - 5376
Fax Number:	
Email Address:	lj4errick@basspro.com
The above named person or firm is authorized as: (PRIMARY) Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)	
The above named person or firm is authorized to (check all that are applicable): (<input type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" 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: 	
Owners Name (Please Print): HENRY AVILA, SR VICE PRESIDENT	
Owners Address (Including City, State, and Zip Code): 3501 DEL PASO ROAD, SUITE 100 SACRAMENTO, CA 95835	
Phone Number:	
Email Address:	

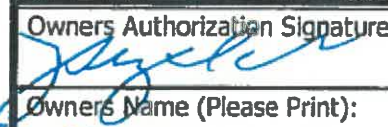
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Project Name:	BASS PRO SHOPS
Location:	5472 CROSSINGS DRIVE
Assessors Parcel Number(s):	045-043-078
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): CONDITIONAL USE PERMIT / NOTICE OF EXEMPTION (CEQA)	
Name of person and / or firm authorized to represent property owner (Please print): DAN DUGGER, BASS PRO SHOPS	
Address (Including City, State, and Zip Code): 5472 CROSSINGS DRIVE ROCKLIN, CA 95677	
Phone Number:	209-640-2861
Fax Number:	916-251-3836
Email Address:	dhdugger@basspro.com
The above named person or firm is authorized as: (SECONDARY) Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)	
The above named person or firm is authorized to (check all that are applicable): (<input type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" 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: 	
Owners Name (Please Print): HENRY AVILA, SR. VICE PRESIDENT	
Owners Address (Including City, State, and Zip Code): 3501 DEL PASO ROAD, SUITE 100 SACRAMENTO, CA 95835	
Phone Number:	
Email Address:	

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Project Name:	BASS PRO SHOPS - OUTSIDE DISPLAY
Location:	5472 CROSSINGS DRIVE
Assessors Parcel Number(s):	045-043-078
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	CONDITIONAL USE PERMIT / NOTICE OF EXEMPTION (CEQA)
Name of person and / or firm authorized to represent property owner (Please print):	DAN HOY, BASS PRO SHOPS
Address (Including City, State, and Zip Code):	2500 E. KEARNEY ST. SPRINGFIELD, MO 65898
Phone Number:	417-873-5251
Fax Number:	
Email Address:	dhoey@basspro.com
The above named person or firm is authorized as:	(TERTIARY) Agent (<input checked="" type="checkbox"/>) Buyer (<input 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.
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Owners Authorization Signature & Date:	
Owners Name (Please Print):	HENRY AVILA, SR. VICE PRESIDENT
Owners Address (Including City, State, and Zip Code):	3501 DEL PASO ROAD, SUITE 100 SACRAMENTO, CA 95835
Phone Number:	
Email Address:	

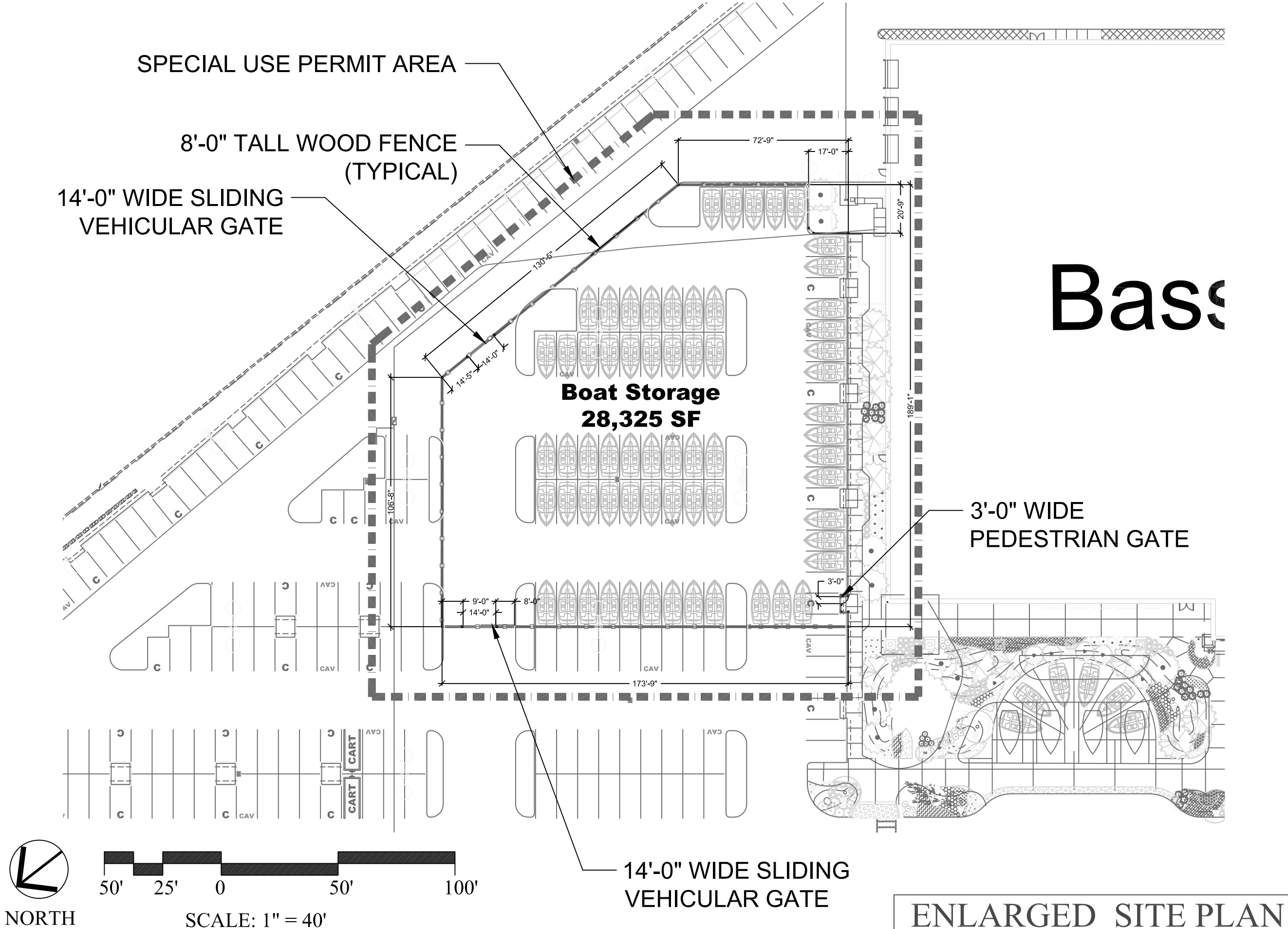
REVISIONS	



BASS PRO SHOPS OUTDOOR WORLD
 5472 CROSSINGS DRIVE
 ROCKLIN, CALIFORNIA

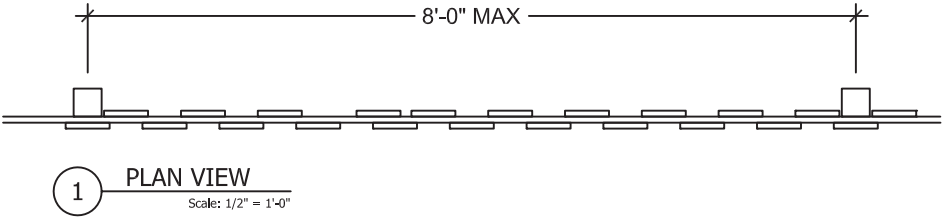
ARCHITECT	NA
DESIGNERS	L.J.DERRICK
PROJECT #	NA
SCALE	SCALE
DATE	6/12/17

SHEET
 CUP-2.0F.3

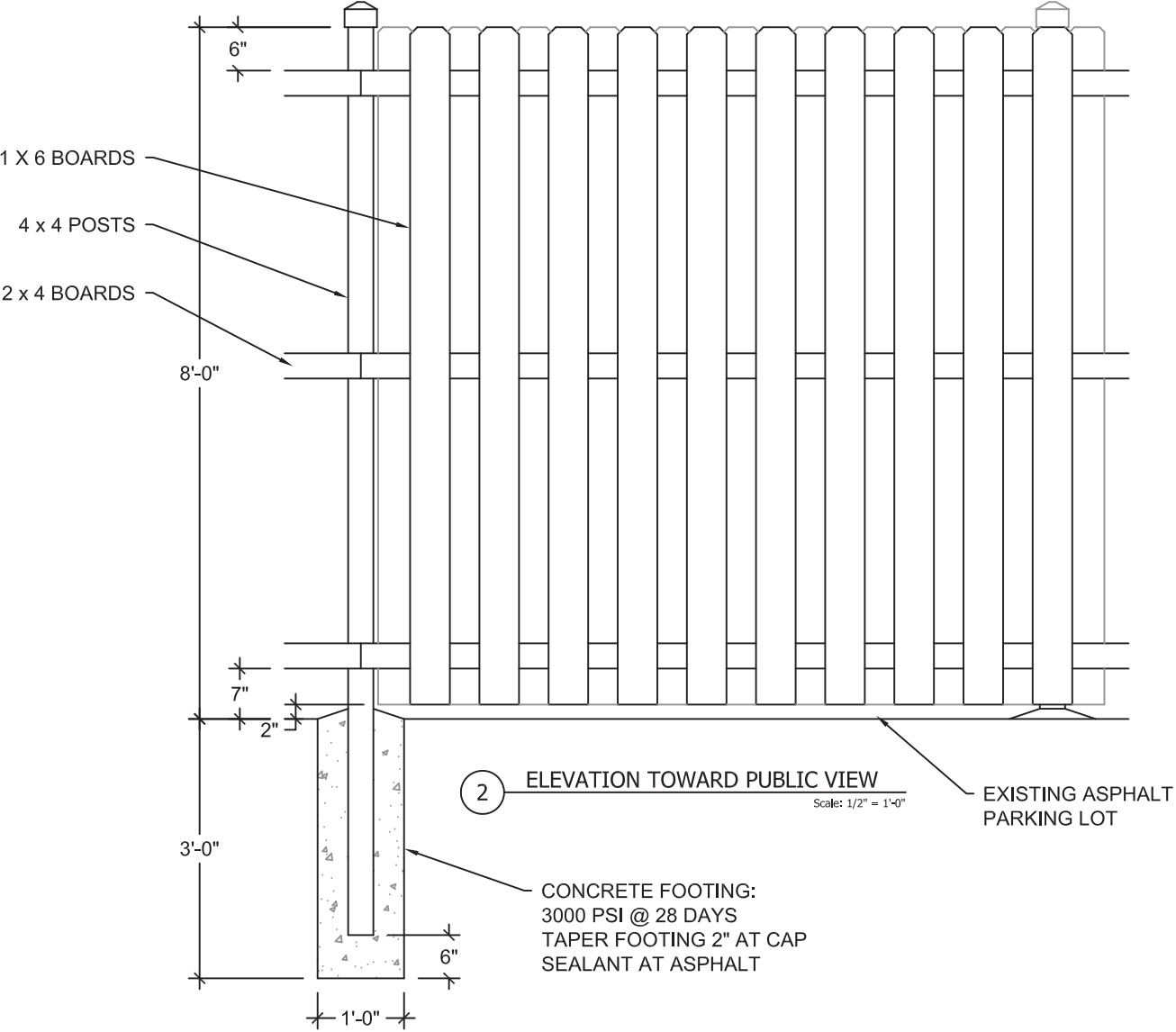




TYPICAL BOAT LOT SHADOW
BOX WOOD FENCE (8'-0 TALL)



1 PLAN VIEW
Scale: 1/2" = 1'-0"



WOOD FENCE

REVISIONS	



BASS PRO SHOPS OUTDOOR WORLD
5472 CROSSINGS DRIVE
ROCKLIN, CALIFORNIA

ARCHITECT	NA
DESIGNERS	L.J.DERRICK
PROJECT #	NA
SCALE	SCALE
DATE	6/12/17

SHEET
CUP-3.0F.3