



## 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:** March 28, 2022

**Project Name and Requested Approvals:**

UNIVERSITY SQUARE  
TENTATIVE PARCEL MAP, DL2022-0001

{Note: concurrent Design Review and Conditional Use Permit entitlements are being sought, but are being referred out for comments separately to allow the Tentative Parcel Map to process more quickly.}

**Staff Description of Project:**

This application is a request for approval of a Tentative Parcel Map to subdivide a portion of the existing parcel into seven commercial lots.

(A Tentative Parcel Map (Estia at Rocklin / DL2021-0004) was approved in 2022 to subdivide the existing 30-acre parcel into 10-acre and 20-acre parcels. That map has not yet been recorded.)

**Location:**

The subject site is located on the southerly 10-acre portion of a 30-acre site at the northwest corner of Sunset Boulevard and University Avenue. APN 017-276-007.

**Existing Land Use Designations:**

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

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

**Compliance with the California Environmental Quality Act:**

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15315 Minor Land Divisions has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

**Applicant & Property Owner:**

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

**Attached Information:**

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

P:\PUBLIC PLANNING FILES\Request for Comment\2023\4 - University Square TPM\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: University Commercial Center

LOCATION: Sunset Blvd & University Ave, Rocklin, California

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

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

FILE NUMBERS (STAFF): DL 2022-0002, W 2022-0001, DL 2022-0001 FEES: \$23,952.00

RECEIPT NO.: 847614

### Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 12-22-2020

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input type="checkbox"/> Use Permit (U) <input checked="" type="checkbox"/> Minor (PC Approval - New Bldg) Fee: <u>n/a</u>
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:		<input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input checked="" type="checkbox"/> Tentative Parcel Map (DL) Fee: <u>n/a</u>	<input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input checked="" type="checkbox"/> Design Review (DR) <input checked="" type="checkbox"/> Commercial Fee: <u>n/a</u> <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Variance (V) Fee:
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: <u>\$17,293.00</u>		<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
		<input type="checkbox"/> Modification to Approved Projects Fee: File Number:

### Environmental Requirements: (STAFF)

☐ Exempt -  
☐ Negative Declaration -

☒ Mitigated Negative Declaration - \$6,659.00  
☐ EIR - See Fee Schedule

15162 Determination -

## UNIVERSAL APPLICATION FORM (CONT.)

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

**PROJECT REQUEST:**

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

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

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

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Rohit Ranchhod  
ADDRESS: 4302 Redwood HWY, Suite 200  
CITY: San Rafael STATE: CA ZIP: 94903  
PHONE NUMBER: (916) 761-5602  
EMAIL ADDRESS: rohit@hospitalitymgnt.com  
FAX NUMBER: N/A

SIGNATURE OF OWNER Rohit Ranchhod Digitally signed by Rohit Ranchhod  
Date: 2022.03.23 20:00:30 -07'00'  
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT Morton & Pitalo, Inc.  
(If different than owner):  
CONTACT: Jeff Thompson  
ADDRESS 600 Coolidge Drive, Suite 140  
CITY: Folsom STATE: CA ZIP: 95630  
PHONE NUMBER: (916) 496-8771  
EMAIL ADDRESS: jthompson@mpengr.com  
FAX NUMBER: (916) 357-7888

SIGNATURE OF APPLICANT 

**AGENT AUTHORIZATION FORM**

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

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

Name of person and / or firm authorized to represent property owner (Please print):

Jeff Thompson / Morton & Pitalo, Inc.

Address: 600 Coolidge Drive, Suite 140

City: Folsom State: CA Zip: 95630

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

Email Address: jthompson@mpengr.com

The above named person or firm is authorized as:

Agent (☒) Buyer (☐) Lessee (☐)

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

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

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

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

The duration and validity of this authorization shall be:

(☒) Unrestricted (☐) Valid until:

Owners Authorization Signature & Date:

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

Owners Name (Please Print): Rohit Ranchhod

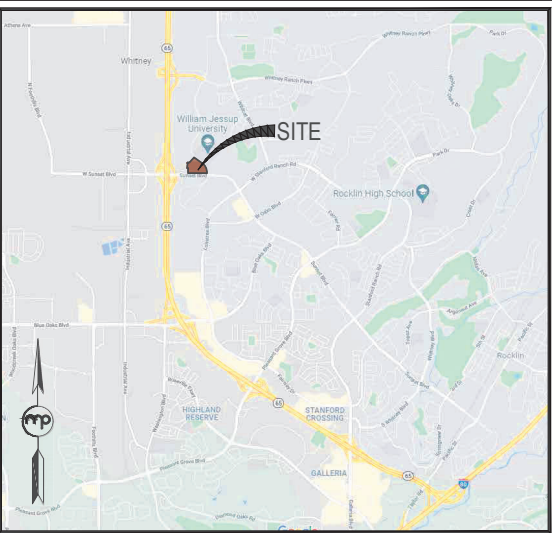
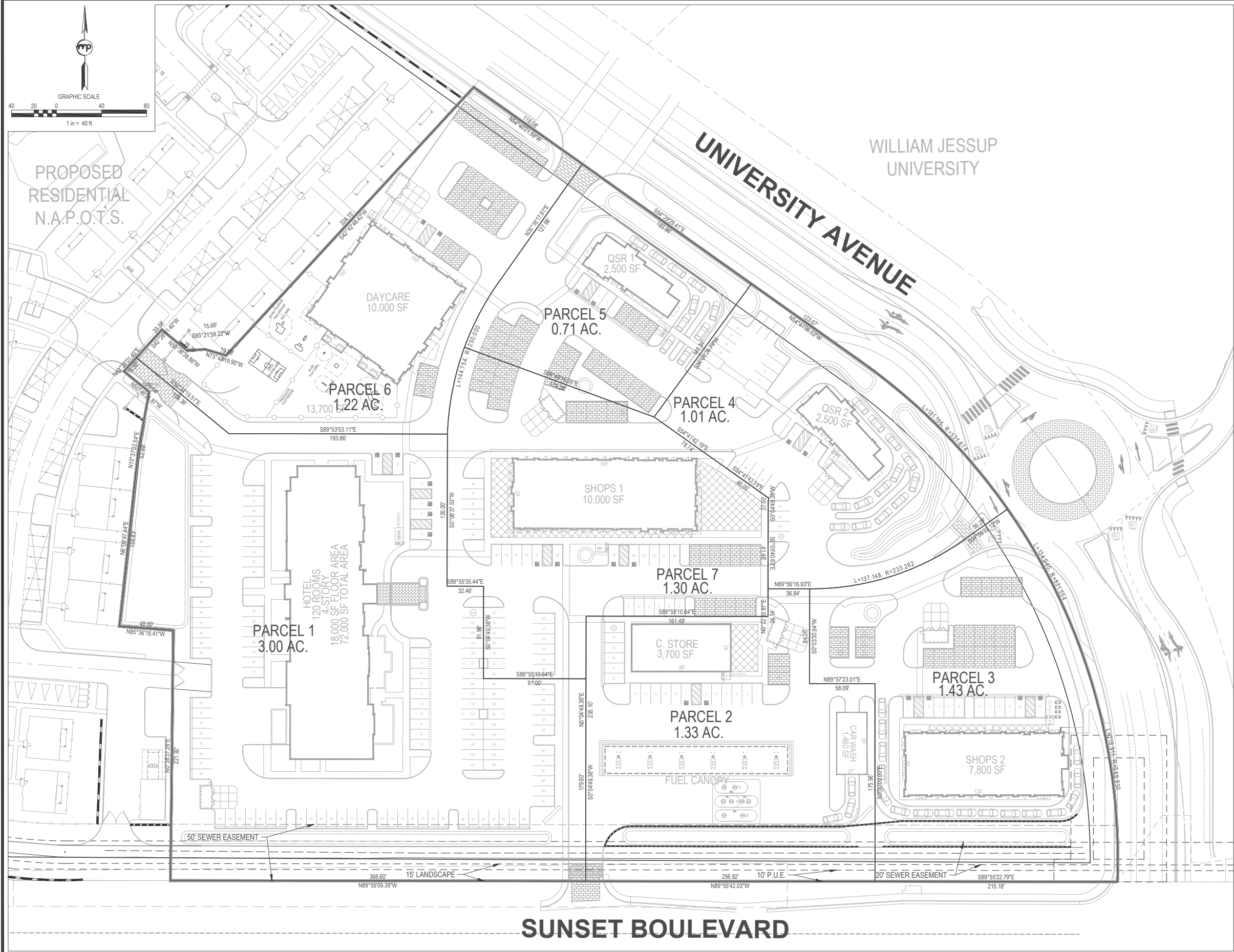
Owners Address: 4302 Redwood HWY, Suite 200

City: San Rafael State: CA Zip: 94903

Phone Number: 916.761.5602

Email Address: rohit@hospitalitymgnt.com





VICINITY MAP

OWNER / APPLICANT	ENGINEER / PLANNER
APPR MANAGEMENT, LLC CONTACT: ROHIT RAICHHOD 4302 REDWOOD HWY, SUITE 200 SAN RAFAEL, CALIFORNIA 94903 PHONE: (916) 761-5602	MORTON PITALO, INC. 600 COOLIDGE DRIVE, SUITE #140 FOLSOM, CA 95630 CONTACT: JEFFREY THOMPSON PHONE: (916) 984-7621 EMAIL: JTHOMPSON@MPENGR.COM

UTILITY PROVIDERS	SERVICE PROVIDERS
WATER: PLACER COUNTY WATER AGENCY GAS: PG&E ELECTRIC: PG&E SEWER: SPMUD TELEPHONE: AT&T CABLE TV: ASTOUND BROADBAND	SCHOOL DISTRICT: ROCKLIN UNIFIED SCHOOL DISTRICT PARKS & RECREATION: CITY OF ROCKLIN FIRE PROTECTION: CITY OF ROCKLIN POLICE PROTECTION: CITY OF ROCKLIN STORM DRAINAGE: SOUTH PLACER MUNICIPAL UTILITY DISTRICT SOLID WASTE: RECOLOGY AUBURN PLACER

PROJECT INFORMATION
ASSESSOR PARCEL NUMBER: 017-276-007-000
USE: COMMERCIAL EXISTING ZONING: PD-C PROPOSED ZONING: PD-C EXISTING GENERAL PLAN: BP PROPOSED GENERAL PLAN: BP
EXISTING PARCELS: 1 PROPOSED PARCELS: 7
EXISTING ACRES: 30.0 ± AC PROPOSED ACRES: 10.0 ± AC
RESIDENTIAL PARCEL (N.A.P.O.T.S.): 20.00 ± AC TOTAL: 10.00 ± AC

PROJECT INFORMATION

- LOT LINES MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROCKLIN.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- LOTS MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED PUBLIC SAFETY ISSUES ARE ADDRESSED, SUBJECT TO THE APPROVAL OF THE CITY OF ROCKLIN. MODIFICATIONS TO UTILITY SERVICE, ACCESS, AND THE PARCELIZATION SCHEME ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROCKLIN COMMUNITY DEVELOPMENT RESOURCE AGENCY AND APPLICABLE UTILITIES.
- MINOR ADJUSTMENT TO THE DEPICTED LOT AND STREET PATTERN IS PERMITTED PROVIDED THE OVERALL DEVELOPMENT PATTERN REMAINS SUBSTANTIALLY THE SAME, SUBJECT TO THE APPROVAL OF THE CITY OF ROCKLIN.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND APPLICABLE UTILITIES.
- ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY-ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE SPECIFICALLY NOT APPROVED.
- MONUMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY.

NOTES

REVISIONS

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

SCALE:

HORIZ. 1" = 40'

VERT. 1" = N/A

BENCH MARK

COMPUTED

DESIGNED

DRAWN

PROJ. ENGR.

mp

**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
Folsom • Fresno  
600 Coolidge Drive, Suite #140  
Folsom, CA 95630  
phone: (916) 984-7621  
web: www.mpengr.com

TENTATIVE PARCEL MAP FOR

**ROCKLIN UNIVERSITY SQUARE**  
SUNSET BLVD.

ROCKLIN, CALIFORNIA

DATE

JANUARY 12, 2023

SHEET

1

OF

1

JOB NO.

21-0069-00