



New Project Information

The City of Rocklin has begun processing the below referenced applications 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: September 26, 2016

Project Name and Requested Approvals:

PACIFIC POINTE (FORMER K-MART LAND USE CHANGES)

GENERAL PLAN AMENDMENT, GPA2016-0004

REZONE, Z2016-0003

GENERAL DEVELOPMENT PLAN, PDG2016-0005

Staff Description of Project:

This application is a request for approval of a General Plan Amendment, Rezone, and General Development Plan to convert a portion of the existing (former K-Mart) shopping center's commercial land use from Retail Commercial (RC) and Retail Business (C-2) to High Density Residential (HDR) (25-30 dwelling units per acre) and Medium High Density Residential (up to 9 dwelling units per acre) with Planned Development Residential (PD-R) zoning.

Location:

The subject site is located generally on the northeast corner of Pacific Street and Sunset Boulevard. APNs 010-470-003, 008, 021, 022, 023, 024, and 026.

Existing Land Use Designations:

The property is zoned Retail Business (C-2).

The General Plan designation is Retail Commercial (RC).

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 has tentatively identified that the project is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15060 (c)(2) – Activity is not subject to CEQA if it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Applicant & Property Owner:

The applicant is Ardie Zahedani with St. Anton Communities. The property owners are St. Anton Rocklin, LLC and K-Mart Corporation.

Attached Information:

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

P:\PUBLIC PLANNING FILES\Request for Comment\2016\Pacific Pointe (K-Mart GPA-RZ)\2-Project Information.docx

CITY OF ROCKLIN Economic and Community Development
3970 Rocklin Rd. Rocklin, CA 95677 | rocklin.ca.us
P. 916.625.5120 | F. 916.625.5195 | TTY. 916.632.4013



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: Pacific Pointe

LOCATION: 5615 Pacific St., Rocklin, CA

ASSESSOR'S PARCEL NUMBERS: 010-470-003, 008, 021, 022, 023, 024 and 026

DATE OF APPLICATION (STAFF): 9/23/16 RECEIVED BY (STAFF INITIALS): BUF

FILE NUMBERS (STAFF): GPA 2016-0004 General Plan Amendment FEES: 15,845 + 1,277 = 17,122

RECEIPT No.: R15432 22016-0003 Rezone
PDG 2016-0005 General Development Plan

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: _____

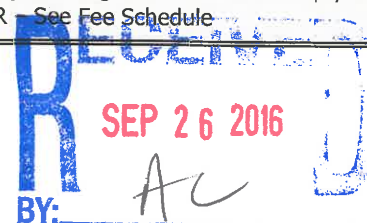
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input 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 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)

- ☒ Exempt - \$1,277.00
☐ Negative Declaration - \$5,166.00
☐ Mitigated Negative Declaration - \$6,311.00
☐ EIR - See Fee Schedule



UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>C-2</u>	Acres: <u>15.22 +/-</u>	EXISTING	PROPOSED
Proposed: <u>See attached exhibit</u>	Square Feet: <u>662,983.2</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Zoning:	Dimensions: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>C-2</u>	No. of Units: _____	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>See attached exhibit</u>	Building Size: _____	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: _____	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: _____	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: _____	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

PROJECT REQUEST: General Plan Amendment, General Development Plan, and
Rezone to convert a portion of the site from retail commercial land use to residential.

The project site was previously mass graded and the bulk of it developed with
a K-Mart store, parking and access. Redevelopment of this site anticipates the
construction of single family and multifamily residential on the major portion of the
site with the Pacific Street frontage areas remaining commercial.

(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: St. Anton Rocklin, LLC (Owner 1), KMart Corporation (Owner 2)

ADDRESS: 1801 I St., Suite 200

CITY: Sacramento STATE: CA ZIP: 95811

PHONE NUMBER: (916) 471-3000

EMAIL ADDRESS: az@antoncap.com or jdc@antoncap.com

FAX NUMBER: (916) 444-9843

SIGNATURE OF OWNER


(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT

(If different than owner): St. Anton Communities

CONTACT: Ardie Zahedani

ADDRESS 1801 I St., Suite 200

CITY: Sacramento STATE: CA ZIP: 95811

PHONE NUMBER: (916) 471-3000


EMAIL ADDRESS: az@antoncap.com or jdc@antoncap.com

FAX NUMBER: (916) 444-9843

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: Pacific Pointe
Location: 5615 Pacific St., Rocklin, CA 95677
Assessors Parcel Number(s): 010-470-021 (Owner 1)
010-470-003, 008, 022, 023, 024 and 026 (Owner 2)
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): General Plan Amendment, Rezone and General Development Plan.
Name of person and / or firm authorized to represent property owner (Please print): St. Anton Communities
Address (Including City, State, and Zip Code): 1801 I St., Suite 200, Sacramento, CA 95811
Phone Number: (916) 471-3000
Fax Number: (916) 444-9843
Email Address: az@antoncap.com or jdc@antoncap.com
The above named person or firm is authorized as: Agent () Buyer (<input checked="" type="checkbox"/>) Lessee ()
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 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 () Valid until:
Owners Authorization Signature & Date:  23 SEP 2016
Owners Name (Please Print): St. Anton Rocklin, LLC (Owner 1), KMart Corporation (Owner 2)
Owners Address (Including City, State, and Zip Code): 1801 I St., Suite 200 Sacramento, CA 95811
Phone Number: (916) 471-3000
Email Address: az@antoncap.com

NOTIFICATION OF OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There **are / are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, ARDIE ZAITEDANI, the applicant or applicant's representative, **have / have not** (circle one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.


Signature

23 SEP 2014
Date

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2016, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,210.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,070.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,260.25 and \$3,120.00 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.


PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount no later than the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, AROLIE ZAITEDANI, the applicant or applicant's representative, have read the information above and understand its meaning.


Signature

9/23/14

Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, ☒ is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem: _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 9/23/16

Applicant: 

ARDIE ZAFEDANI

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

ARDIE ZAHEDANI

Applicant's Name (printed)



Applicant's Signature

9/23/16

Date



Rocklin Cash Register Receipt

City of Rocklin, Rocklin, CA

Receipt Number
R15632

DESCRIPTIONS	ACCOUNT	QUANTITY	PAID
ProjectTRAK			\$17,122.00
GPA2016-0004 Address: NO ADDRESS ON FILE			\$17,122.00
Apn: 010-470-003-000			
COMB APP			\$15,845.00
COMBINED APPLICATION	1006014 4158		\$15,845.00
ENVIRONMENTAL			\$1,277.00
NOTICE OF EXEMPTION	1006014 4156		\$1,277.00
TOTAL FEES PAID BY RECEIPT: R15632			\$17,122.00

Date Paid: Monday, September 26, 2016

Paid By: ST. ANTON COMMUNITIES

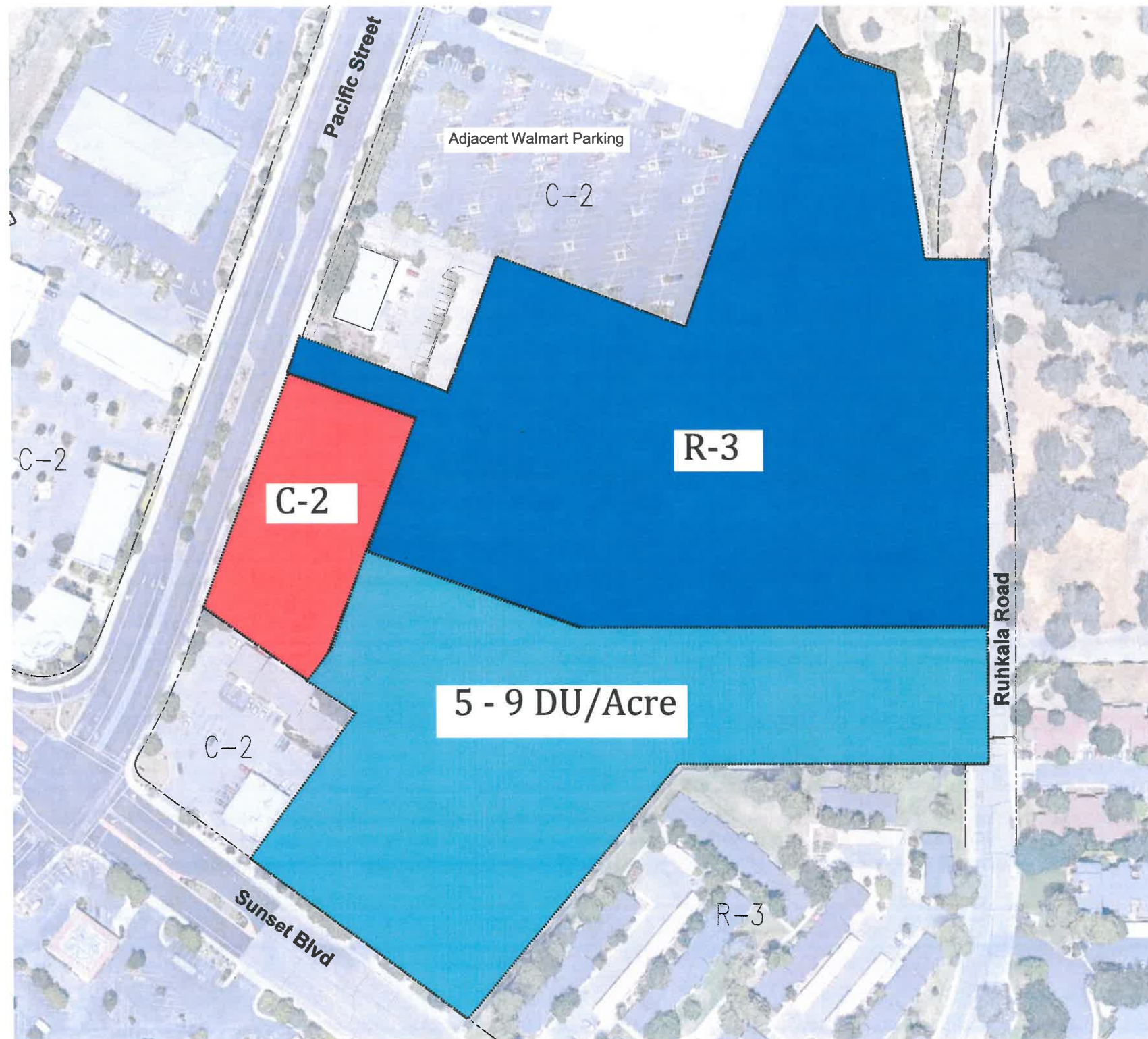
Cashier: ACOR

Pay Method: CHECK 497

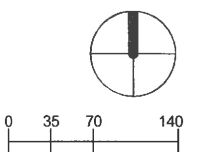
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1 of 1

CRW SYSTEMS



- = Multi-Family
- = 5-9 Dwelling Units/acre
- = Retail Commercial



PACIFIC POINTE
ST. ANTON
 COMMUNITIES

1801 I Street, Suite 200
 Sacramento, CA
 916.471.3000

CONCEPTUAL SITE PLAN

ROCKLIN, CA
 KTG # 2016-0189

08.18.2016

KTGY Group, Inc.
 Architecture+Planning
 17911 Von Karman #200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



A1.0