



New Project Information

The City of Rocklin is 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: July 24, 2020

Project Name and Requested Approvals:

COOL POOLS MIXED USE

BARRO ZONE ENTITLEMENT, BZ2020-0001

- Conditional Use Permit
- Design Review

Staff Description of Project:

Request for approval of a Business Attraction, Retention, and Revitalization Overlay (BARRO) Zone entitlement for a Conditional Use Permit and Design Review to construct a 1,410 square foot two story mixed use building, to consist of a first floor office/garage/shop and a second floor residential apartment.

Location:

4865 Pacific Street. APN 010-091-020.

Existing Land Use Designations:

The property is designated Mixed Use (MU) in the Rocklin General Plan and is zoned General Retail Service Commercial (C-4). The project site is located within the BARRO Zone.

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 Notice of Exemption as the appropriate level of review for this project.

Applicant & Property Owner:

The property owner/applicant is Jennifer Bishop.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>



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: Bishop/Cool Pools Mixed Use

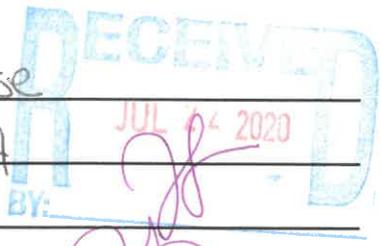
LOCATION: 4865 Pacific Street, Rocklin, CA

ASSESSOR'S PARCEL NUMBERS: 010-091-020

DATE OF APPLICATION (STAFF): 7/23/2020 **RECEIVED BY (STAFF INITIALS):** [Signature]

FILE NUMBERS (STAFF): BZ 2020-0001 **FEES:** \$6020⁰⁰

RECEIPT No.: R38391



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: 11/14/19

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 checked="" type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: <input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: <input type="checkbox"/> Major (CC Approval) Fee:
<input checked="" type="checkbox"/> BARRO Zone Application (BZ) <u>for DR & CUP</u> Fee: <u>\$5,500.00</u>	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input checked="" type="checkbox"/> Design Review (DR) Commercial Fee: Residential Fee: Signs Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: City Council Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee:	<input type="checkbox"/> Modification to Approved Projects Fee:

_____ File Number

Environmental Requirements (STAFF): Exempt - \$829⁰⁰ \$500⁰⁰ Mitigated Negative Declaration -
 Negative Declaration - EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: _____	Acres: <u>1.72</u>	EXISTING	PROPOSED
Proposed: _____	Square Feet: <u>7500</u>	<input checked="" type="checkbox"/> Pub. Sewer	_____ Pub. Sewer
Zoning:	Dimensions: <u>50' x 150'</u>	_____ Septic Sewer	_____ Septic Sewer
Existing: <u>C4</u>	No. of Units: _____	<input checked="" type="checkbox"/> Pub. Water	_____ Pub. Water
Proposed: <u>C4</u>	Building Size: _____	_____ Well Water	_____ Well Water
	Proposed Parking: _____	<input checked="" type="checkbox"/> Electricity	_____ Electricity
	Required Parking: _____	<input checked="" type="checkbox"/> Gas	_____ Gas
	Access: _____	_____ Cable	_____ Cable

PROJECT REQUEST: Mixed use building. First floor office/garage/shop. Second floor residential apartment. Requesting approval for a 30' x 47' two story building.

(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: Jennifer Bishop & Jack Bishop

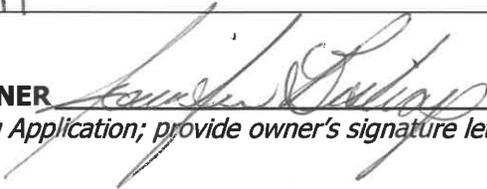
ADDRESS: 1401 Hillside Ln.

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: (916) 257-8236

EMAIL ADDRESS: jennifer@coolpools.org

FAX NUMBER: N/A

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): _____

CONTACT: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

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.

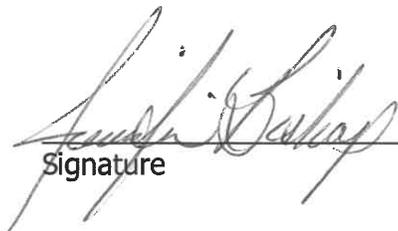
Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

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, Jennifer Bishop, 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

3/9/20
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, 2018, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,280.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,168.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,330.75 and \$3,218.00 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, Jennifer Bishop, the applicant or applicant's representative, have read the information above and understand its meaning.

Jennifer Bishop
Signature

3/7/20
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: N/A _____

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

Dated: 3/9/20 _____

Applicant: [Signature] _____

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.

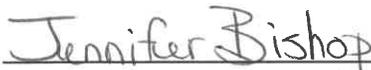
The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These 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.


Applicant's Name (printed)


Applicant's Signature


Date



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

**ENVIRONMENTAL
INFORMATION SHEET**
(To be completed by
applicant)

LOCATION OF PROJECT (ADDRESS) 4865 Pacific St., Rocklin, CA

ASSESSORS PARCEL # 010-091-020

NAME OF PROJECT Bishop/Cool Pools Mixed Use

CONTACT/APPLICANT Jennifer Bishop

ADDRESS 1401 Hillside Ln., Roseville, CA 95661

PHONE (916) 257-8236 **EMAIL** jennifer@coolpools.org

Project Description - Describe in detail. Add separate sheet if necessary.

Build a mixed use building (30'x47') 2 story. First floor would be office/garage/shop and second story 3BR/2BA Apartment

Property size: 7500 Square Feet 1.72 Acres
Land Use: CH Mixed Use Existing Same Proposed

RELATED PROJECTS: If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification. N/A

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible: N/A

OTHER REQUIRED PERMITS OR APPROVALS:

Permit or Approval	Agency	Address	Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: Residential and Commercial Buildings

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

None

2. What are the surrounding land uses?

East Residential/Commercial West Comercial North Commercial South Residential

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

4. Are there any existing erosion problems? No

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:

a. Moved within the site _____

b. Deposited on the site _____

c. Removed from the site 0

Disposal site N/A

7. Are there any streams or permanent water courses on the site? No
Describe _____

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. No

9. Will the project affect any drainage channel, creek, pond or any other water body?
Describe below: No

10. Is any portion of the property located in a flood plain? No
 If so describe _____

11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? No

12. Are there any trees or shrubs on the project site? No
 What types? _____
 Are any to be removed or transplanted? _____
 State the location of transplant site: _____
 State the number & species to be removed: _____
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
No

14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? No

15. What type of equipment will be associated with the project during construction?
Standard Construction Equipment

 During permanent operation? None

16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
No

17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: No

18. Will the project create any new light source, other than street lighting? If yes, describe below:
No

19. Is this property covered by a Williamson Act contract? No

20. Has this property ever been used for agricultural purposes? No If so, for what purpose and when? _____

21. Does the project involve the use of routine transport or disposal of hazardous materials?
No

22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? No

23. How close is the nearest school? 1 mi

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)
Size of new structure(s) or addition in gross square feet: 2,820
Building height measured from ground to highest point in feet: 31'2"
Number of floors/stories: 2
Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: 31'2"
Project site coverage: Building _____ sq.ft. _____ %
Landscaping _____ sq.ft. _____ %
Paving _____ sq.ft. _____ %
Exterior building materials: Plaster/Stucco & Wood
Exterior building colors: Brown/Taupe
Wall and/or fencing material: N/A
Total number of off-street parking spaces required: _____ Provided: _____
Total number of bicycle parking spaces: 0

25. Is there any exposed mechanical equipment associated with the project? No
Location and screening method _____

26. RESIDENTIAL PROJECTS
Total lots _____ Total dwelling units _____
Density/acre _____ Total acreage _____

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT
Type of use(s): _____
Oriented to: Regional _____ City _____ Neighborhood _____
Hours of operation: _____
Total occupancy/Building capacity: _____
Gross floor area: _____ Number of fixed seats: _____
Number of employees (total): _____ Employees per shift: _____ Number of Shifts _____
Number of visitors/customers on site at busiest time (best estimate): _____
Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? 0

29. Will the proposed use involve any toxic or hazardous material? Minor Amt of Swimming Pool
 Is the project site within 2,000 feet of an identified hazardous/toxic site? No Chemicals
 Is the project site within 2,000 feet of a school or hospital? No
 If the project involves any hazardous material, explain: Small Amount on Occasional Basis
of Chlorine & Muriatic Acid
30. How many new residents is the project estimated to generate? 4
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? _____
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No
 If yes, explain _____
34. How close is the project to the nearest public park or recreation area? ~~mi~~ 1/2 mi
35. What school districts will be affected by this project? None
36. Describe energy-efficient features included in the project. _____

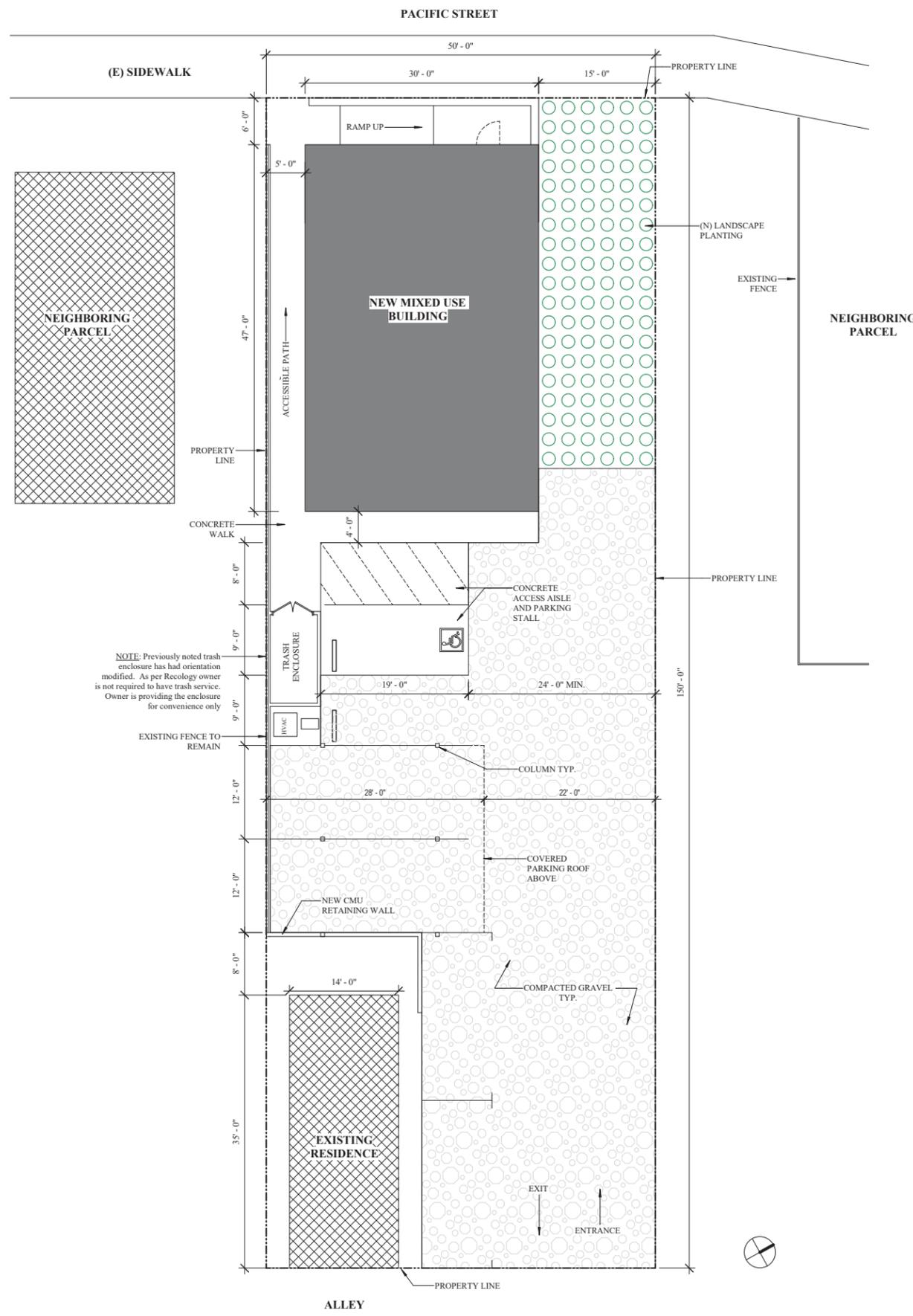
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas PGE
 Telephone _____
 Water PCWA
 Sewer SPMUD
 Storm Drainage _____
 Solid Waste _____
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? No
40. Are there any archaeological features on the site? No If so, will the project result in any impact to these features? _____



A

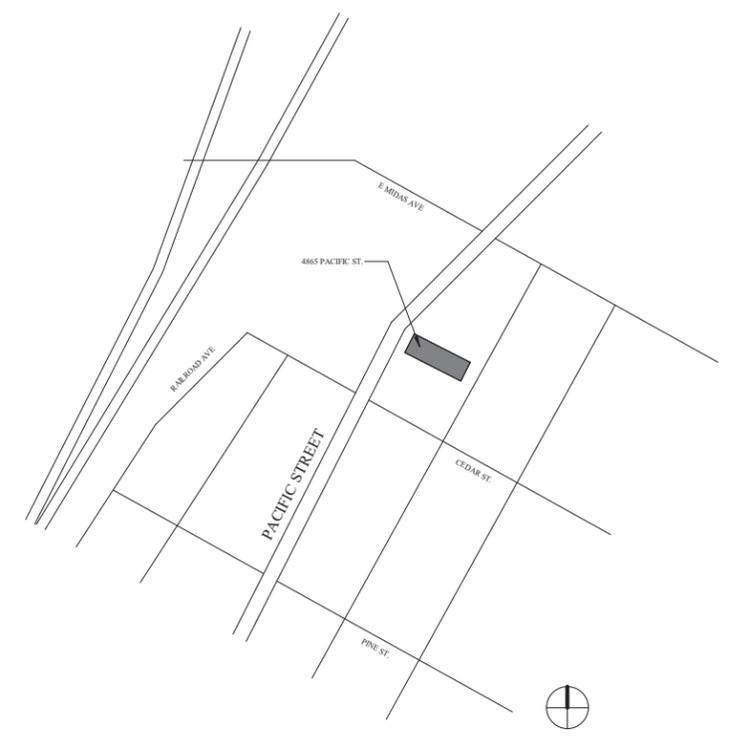


B



NOTE: Previously noted trash enclosure has had orientation modified. As per Recology owner is not required to have trash service. Owner is providing the enclosure for convenience only

SITE PLAN SCALE: 1/8" = 1' - 0"

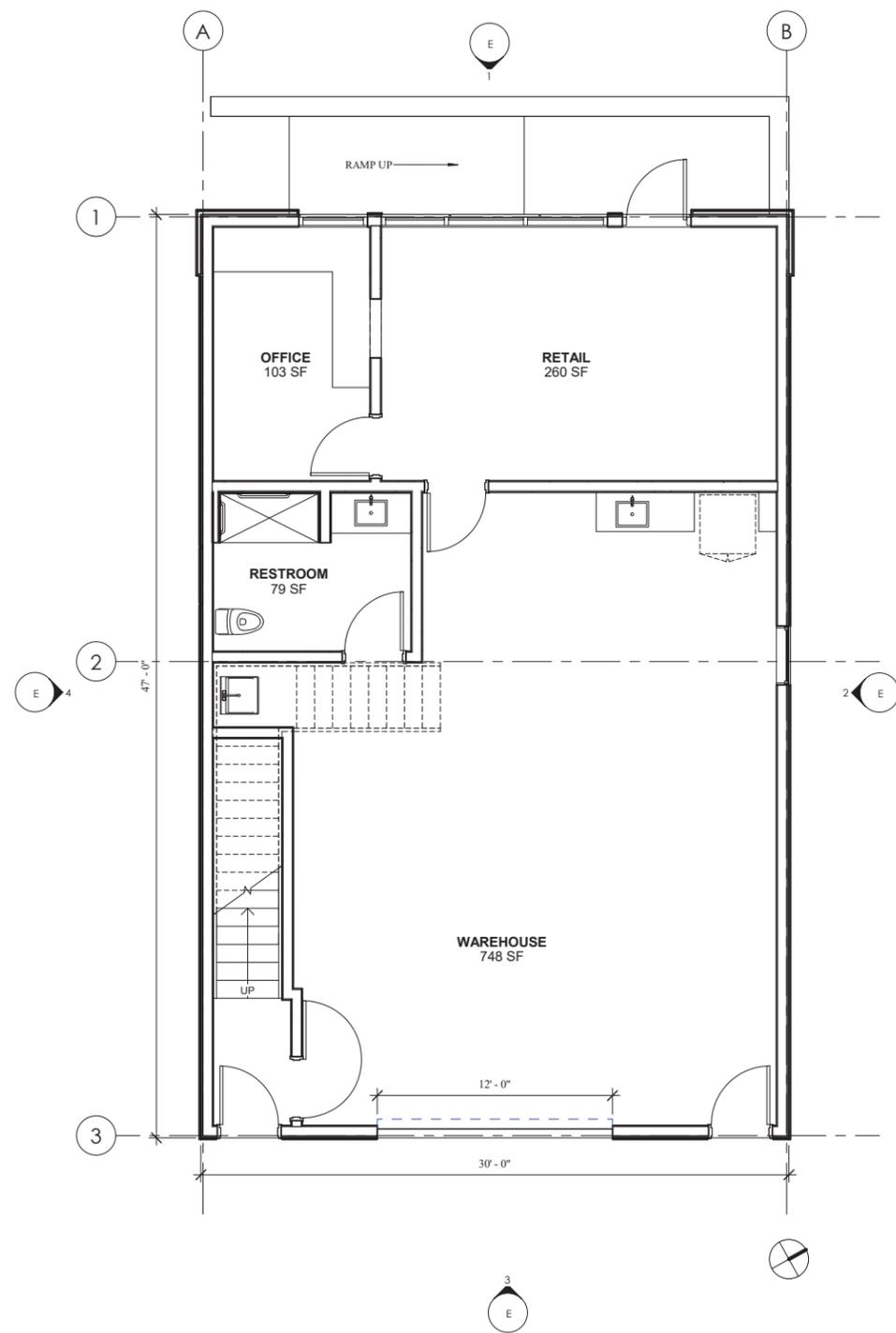


VICINITY MAP

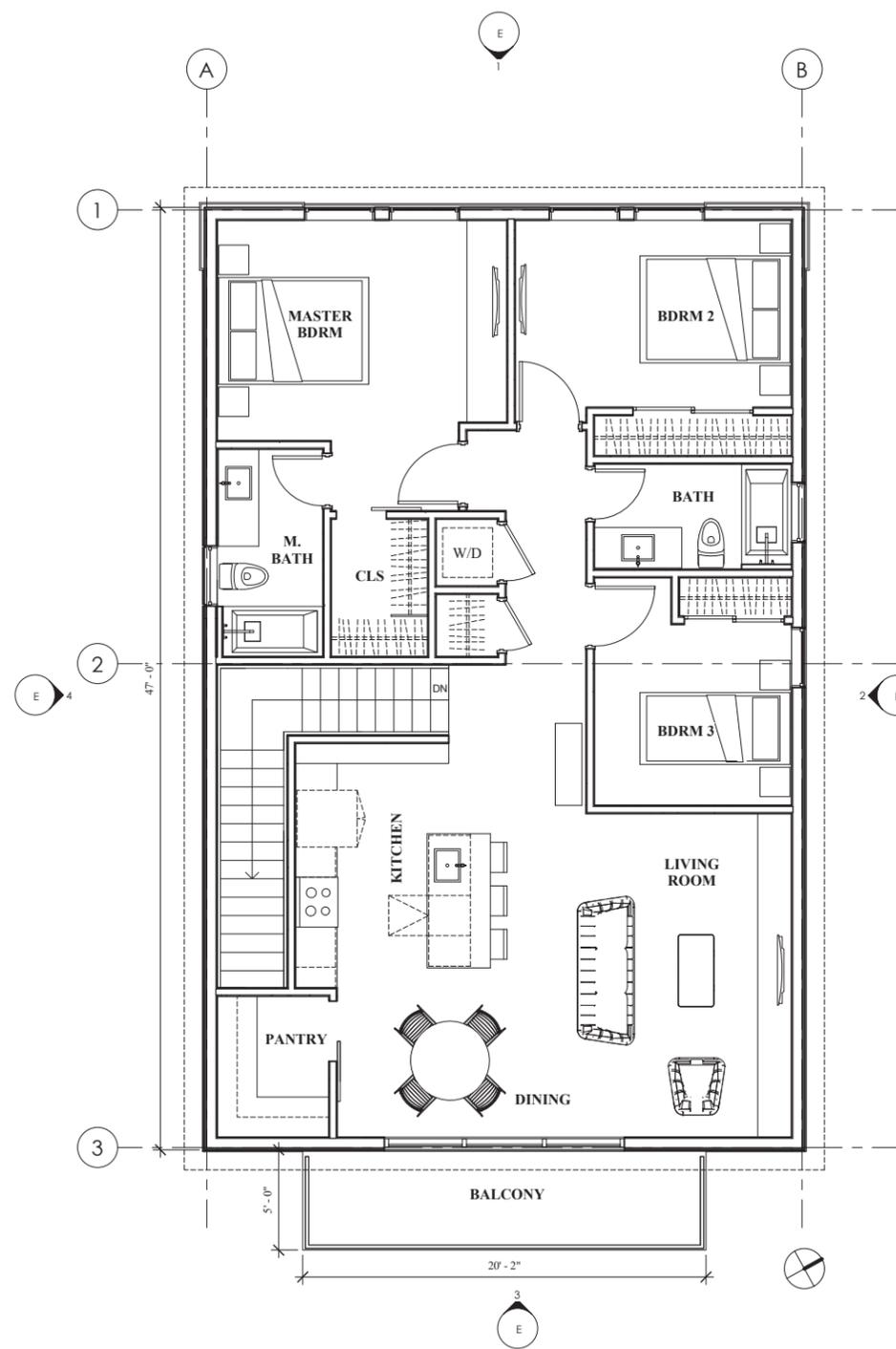
PROJECT NAME:	Pacific Street Mixed Use
PROJECT LOCATION:	4865 Pacific St., Rocklin CA 95677
ASSESSORS PARCEL #:	010-091-020-000
LOT SIZE:	0.17 Acres
ZONING:	C-4 - General Retail Service Commercial. (BARRO) Overlay Zone. Quarry District.
OCCUPANCY / USE:	R-2 (Residential), B (Business)
CONSTRUCTION TYPE:	TYPE V-B
BUILDING HEIGHT:	30' - 0" max
No. STORIES:	2 Stories
FRONT SETBACK:	Abut existing right of way (Pacific Street)
SIDE SETBACKS:	0'
REAR SET BACKS:	10'
LOT COVERAGE:	No Requirement
PARKING:	Per Planning Conditions
GROSS SF:	1,410 SF

ZONING DATA





GROUND FLOOR PLAN SCALE: 1/4" = 1' - 0"



2ND FLOOR PLAN SCALE: 1/4" = 1' - 0"

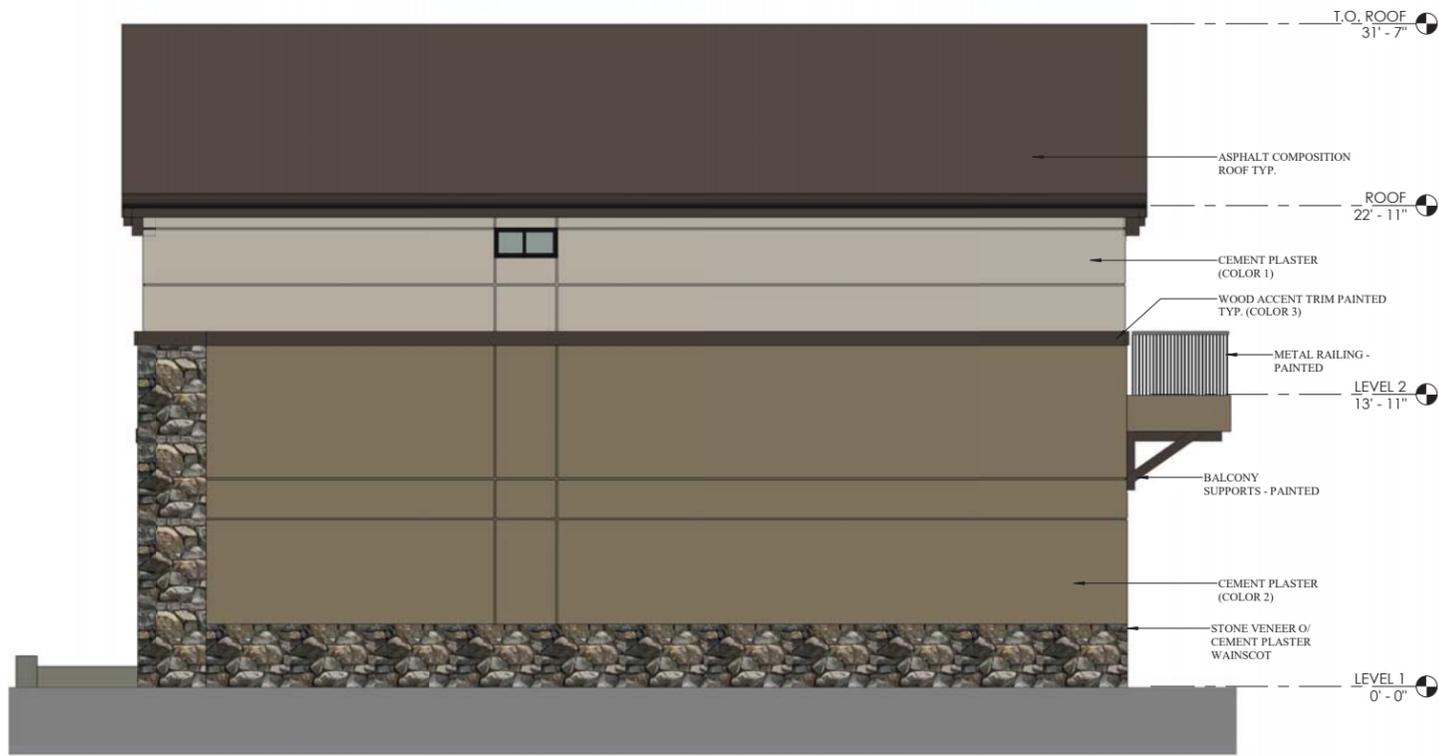
D



EAST ELEVATION SCALE: 1/4" = 1' - 0"



NORTH ELEVATION SCALE: 1/4" = 1' - 0"



WEST ELEVATION SCALE: 1/4" = 1' - 0"



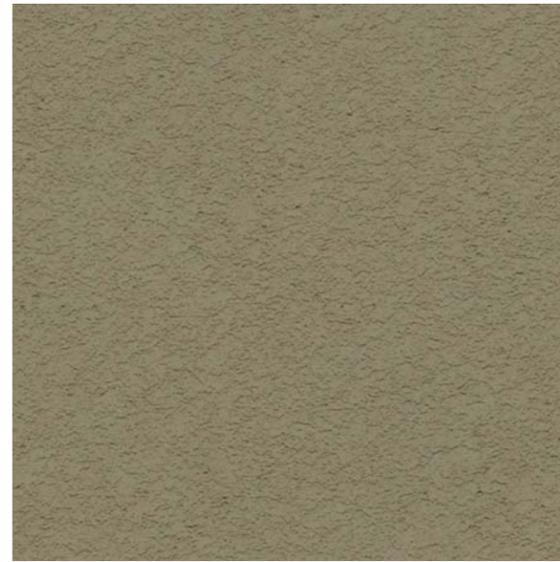
SOUTH ELEVATION SCALE: 1/4" = 1' - 0"

E

MATERIAL BOARD



CEMENT PLASTER COLOR 1



CEMENT PLASTER COLOR 2



ACCENT COLOR 3



STONE VENEER

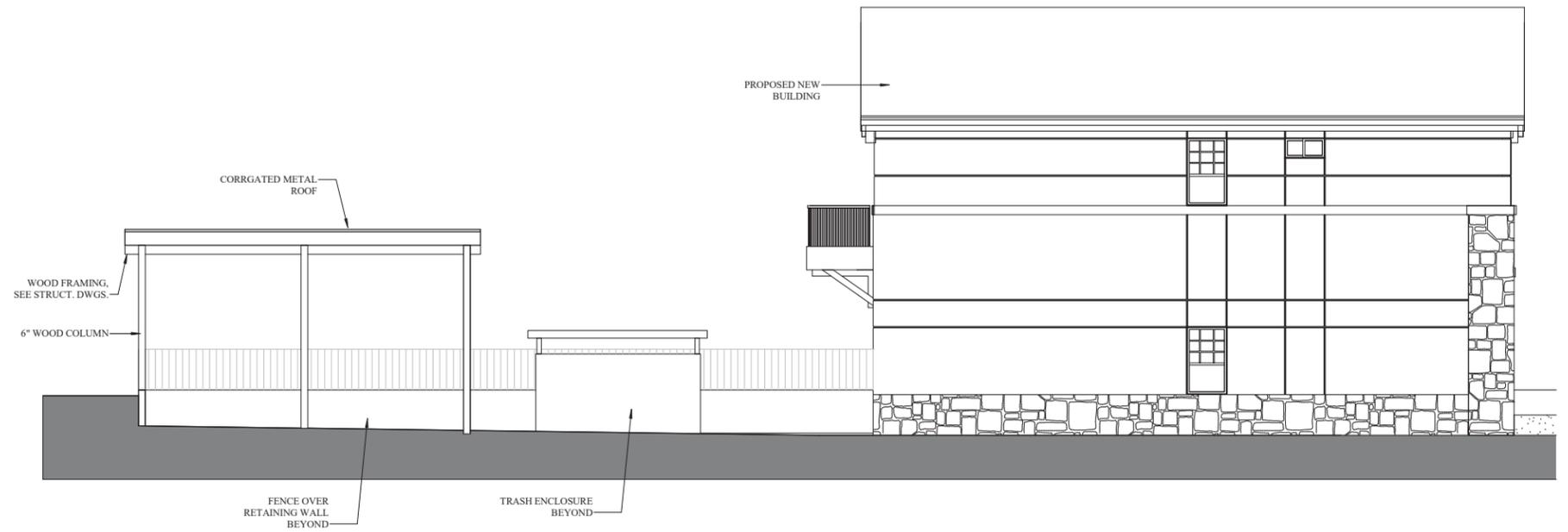


ASPHALT COMPOSITION ROOF



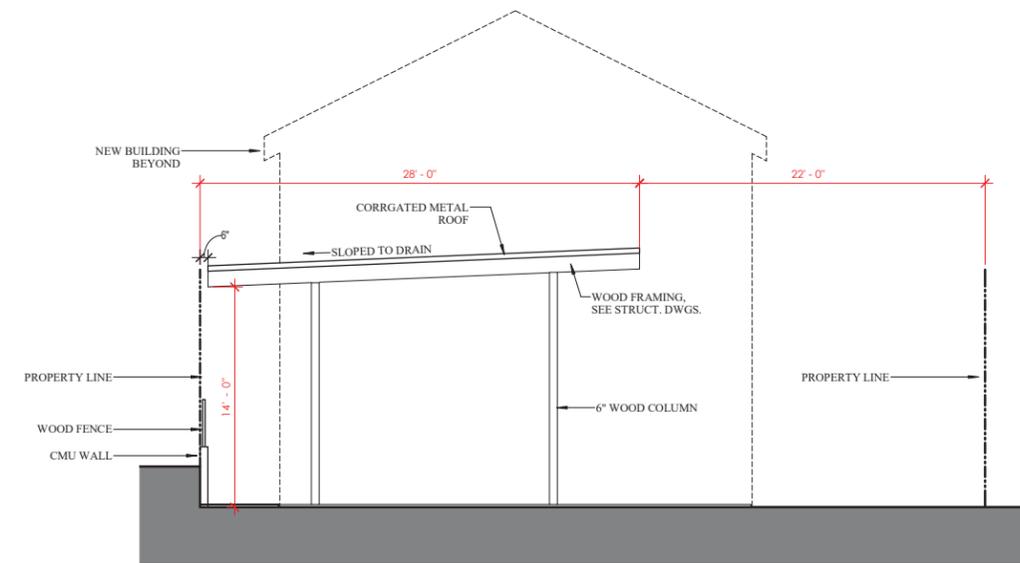
BROWN CMU

G



SITE ELEVATION

3/16" = 1'-0" 1



COVERED PARKING EXHIBIT

3/16" = 1'-0" 2

H

