



## 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:** October 24, 2017

**Project Name and Requested Approvals:**

PACIFIC TECH PARK LAND USE MODIFICATION  
GENERAL PLAN AMENDMENT, GPA2017-0006  
REZONE, Z2017-0008  
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0006

**Staff Description of Project:**

This application is a request for approval of a General Plan Amendment, Rezone, and General Development Plan Amendment to change the existing land use of Retail Commercial (RC) to Light Industrial (LI), the zoning from Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) and amend the Pacific Tech Park General Development Plan (Ordinance 923) to reflect the requested land use changes.

**Location:**

The subject site is generally located 900 feet southerly of the intersection of Sunset Boulevard and Pacific Street. APN 046-010-058.

**Existing Land Use Designations:**

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

This project   X   **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 that the project may rely on the previously approved Mitigated Negative Declaration for the Pacific Tech Park project adopted by City Council on August 14, 2007 (Reso 2007-227).

**Applicant & Property Owner:**

The applicant is Karenda McDonald with Borges Architectural Group. The property owner is BEM, Inc.

**Attached Information:**

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

P:\PUBLIC PLANNING FILES\Request for Comment\2017\Pacific Tech Park GPA-Z\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: Pacific Tech Park

22017-0008

LOCATION: 6151 Pacific Street, Rocklin, CA 95677

ASSESSOR'S PARCEL NUMBERS: 046-010-058

DATE OF APPLICATION (STAFF): 10/24/17

RECEIVED BY (STAFF INITIALS): AK

FILE NUMBERS (STAFF): GPA2017-0006, PDG2017-0008

FEES: 17,122.00

RECEIPT NO.:

222434

22017-0008

### 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: 6/1/2017

PDG-2006-04, 2-2006-01

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

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> General Plan Amendment (GPA)<br>Fee: \$11,434 (< 100 Acres)<br>\$ 2,565 (each add'l 100 Acres)                           | <input type="checkbox"/> Tentative Subdivision Map (SD)<br>Fee: \$17,715 (1 <sup>st</sup> 50 lots)<br>\$2,188 (each add'l 50 lots)<br>\$10,337 Modification | <input type="checkbox"/> Use Permit (U)<br><input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888<br><input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496<br><input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)<br>Fee: \$9,846 < 20 acres<br>\$10,850 > 20 acres   | <input type="checkbox"/> Tentative Parcel Map (DL)<br>Fee: \$9,888  | <input type="checkbox"/> Variance (V)<br>Fee: \$5,036  |
| <input type="checkbox"/> General Development Plan (PDG)<br>Fee: \$13,475   | <input type="checkbox"/> Design Review (DR)<br>Commercial Fee: \$9,888<br>Residential Fee: \$6,097<br>Signs Fee: \$4,233                                    | <input type="checkbox"/> Oak Tree Preservation Plan Permit<br>Planning Commission Fee: \$ 915<br>City Council Fee: \$1,232   |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: \$15,845<br><del>\$2,142 (each add'l 50 lots or 100 acres)</del> |   | <input type="checkbox"/> Modification to Approved Projects<br>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>RC</u>	Acres: <u>7.56</u>	EXISTING	PROPOSED
Proposed: <u>RC</u>	Square Feet: <u>330,189.9</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
<b>Zoning:</b> PD-C	Dimensions: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
PD-LI	No. of <u>6</u> buildings	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>PD-BP</u>	Units: <u>(one existing)</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
PD-C	Building <u>Varies</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
Proposed: <u>PD-LI</u>	Size: <u>see attached</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Proposed Parking: _____	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Required Parking: _____		
	Access: _____		

**PROJECT REQUEST:** \_\_\_\_\_

Zoning change from PD-BP to PD-LI for 3 buildings in the Pacific Tech Park development (buildings B, D, and F). Design Review substantial compliance for site circulation changes, addition of a drive thru at building G, and minor building design changes to add roll up doors at the rear of buildings B, D, and F.

*(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: Mike Fournier - BEM Inc.

ADDRESS: 4780 Rocklin Rd

CITY: Rocklin STATE: CA ZIP: 95677

PHONE NUMBER: (916) 813-9920

EMAIL ADDRESS: mfournier@mimacap.com

FAX NUMBER: (916) 315-9077

**SIGNATURE OF OWNER**

 10/10/17  
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT

(If different than owner): Borges Architectural Group

CONTACT: Karenda MacDonald

ADDRESS 1478 Stone Point Dr. Suite 350

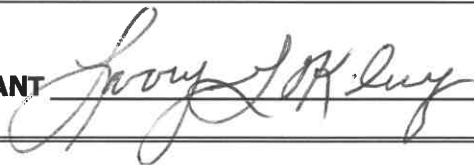
CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916-782-7200

EMAIL ADDRESS: karenda@borgesarch.com


FAX NUMBER: 916-773-3037

**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.

<b>Project Name:</b> Pacific Tech Park
<b>Location:</b> 6151 Pacific Street, Rocklin, CA 95677
<b>Assessors Parcel Number(s):</b> 046-010-058
<b>Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):</b>
<b>Name of person and / or firm authorized to represent property owner (Please print):</b> Borges Architectural Group
<b>Address (Including City, State, and Zip Code):</b> 1478 Stone Point Dr, Suite 350 Roseville, CA 95661
<b>Phone Number:</b> 916-782-7200
<b>Fax Number:</b> 916-773-3037
<b>Email Address:</b> karenda@borgesarch.com
<b>The above named person or firm is authorized as:</b> Agent ( <input checked="" type="checkbox"/> ) Buyer ( <input type="checkbox"/> ) Lessee ( <input type="checkbox"/> )
<b>The above named person or firm is authorized to (check all that are applicable):</b> ( <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 type="checkbox"/> ) Sign any and all papers in my stead, with the exception of the application form.
<b>The duration and validity of this authorization shall be:</b> ( <input checked="" type="checkbox"/> ) Unrestricted ( <input type="checkbox"/> ) Valid until:
<b>Owners Authorization Signature &amp; Date:</b>  10/10/17
<b>Owners Name (Please Print):</b> MIKE FOURNIER - BEN INC.
<b>Owners Address (Including City, State, and Zip Code):</b> 4780 ROCKLIN RD ROCKLIN CA 95677
<b>Phone Number:</b> 916-813-9920
<b>Email Address:</b> mfournier@mimacap.com



GENERAL PLAN AMENDMENT  
EXHIBIT

PROJECT DATA

APPLICANT:

BEM, INC.  
4780 ROCKLIN RD  
ROCKLIN, CA 95677  
MIKE FOURNIER  
TELE: (916) 315-8877  
FAX: (916) 315-9077  
MOBILE: (916) 813-9920

A.P.N.:

046-010-058

SITE AREA:

7.58 AC. ±  
330,189.8 S.F.

BUILDING AREA:

(E) BUILDING B	10,296 S.F.	(FLEX)
BUILDING C	7,935 S.F.	(FLEX)
BUILDING D	9,320 S.F.	(FLEX)
BUILDING E	6,125 S.F.	(FLEX)
BUILDING F	5,670 S.F.	(FLEX)
BUILDING G	7,290 S.F.	(RETAIL)

TOTAL BUILDING AREA = 46,636 S.F.

PARKING REQUIRED:

(E) BUILDING B (FLEX)

OFFICE	7,480 S.F.	@ 1:200 S.F. =	38 STALLS
WAREHOUSE	2,480 S.F.	@ 1:2,000 S.F. =	2 STALLS

BUILDING C

OFFICE	4,761 S.F. (60)	@ 1:200 S.F. =	24 STALLS
WAREHOUSE	3,174 S.F. (40)	@ 1:2,000 S.F. =	2 STALLS

BUILDING D

OFFICE	5,592 S.F. (60)	@ 1:200 S.F. =	28 STALLS
WAREHOUSE	3,728 S.F. (40)	@ 1:2,000 S.F. =	2 STALLS

BUILDING E

OFFICE	3,675 S.F. (60)	@ 1:200 S.F. =	19 STALLS
WAREHOUSE	2,450 S.F. (40)	@ 1:2,000 S.F. =	2 STALLS

BUILDING F

OFFICE	3,402 S.F. (60)	@ 1:200 S.F. =	18 STALLS
WAREHOUSE	2,268 S.F. (40)	@ 1:2,000 S.F. =	2 STALLS

BUILDING G

RETAIL	2,890 S.F.	@ 1:200 S.F. =	14 STALLS
RESTAURANT	2,400 S.F.	@ 1:3 SEATS - 84 SEATS =	28 STALLS
DRIVE-THRU	2,000 S.F.	@ 1:3 SEATS - 42 SEATS =	14 STALLS

TOTAL PARKING REQUIRED: 193 STALLS

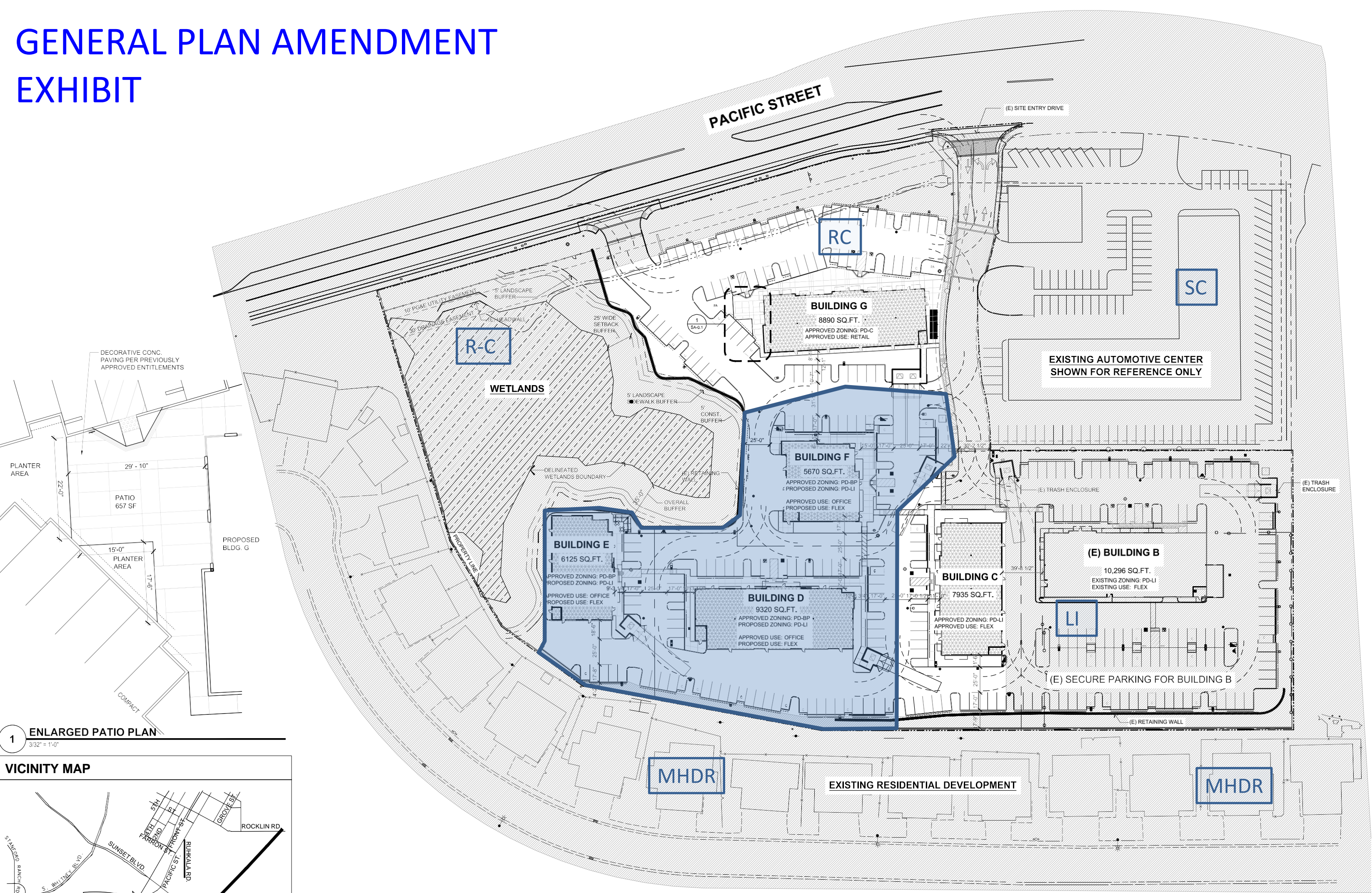
TOTAL PARKING PROVIDED

PROPOSED SHARED PARKING:	
HANDICAP SPACES:	10 STALLS
COMPACT SPACES:	34 STALLS (11)
STANDARD SPACES:	141 STALLS
TOTAL SHARED SPACES PROPOSED:	185 STALLS

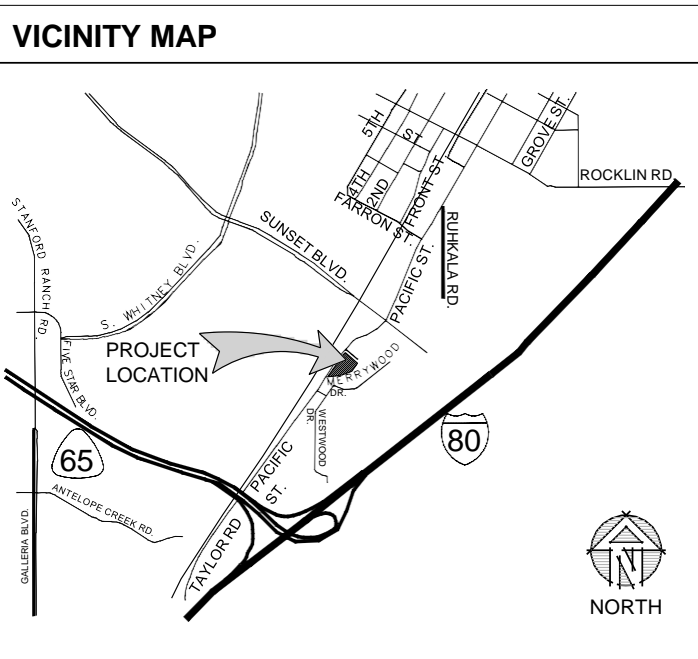
(E) SECURE PARKING FOR BUILDING B:

HANDICAP SPACES:	5 STALLS
COMPACT SPACES:	20 STALLS (7)
STANDARD SPACES:	89 STALLS (114)
TOTAL SPACES PROPOSED:	114 STALLS

TOTAL SPACES PROPOSED: 299 STALLS = 0.91 1000 S.F.



1 ENLARGED PATIO PLAN  
3/32" = 1'-0"



Existing General Plan Designation: Retail Commercial (RC)  
Proposed General Plan Designation: Light Industrial (LI)

PACIFIC TECH PARK SITE PLAN

ROCKLIN, CALIFORNIA 04152-10 08-29-2017

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

SA-0.1  
Borges ARCHITECTURAL GROUP



REZONE  
EXHIBIT

PROJECT DATA

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BEM, INC.  
4780 ROCKLIN RD  
ROCKLIN, CA 95677  
MIKE FOURNIER  
TELE: (916) 315-8877  
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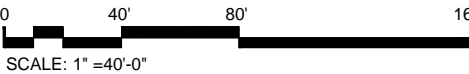
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Existing Zoning: Planned Development Business Professional (PD-BP)  
Proposed Zoning: Planned Development Light Industrial (PD-LI)



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