



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: August 26, 2020

Project Name and Requested Approvals:

YANKEE HILL PARCEL MAP 2020
TENTATIVE PARCEL MAP, DL2020-0004

Staff Description of Project:

This application is a request for approval of a tentative parcel map to allow the re-subdivision of three parcels (APN 010-010-044, -008, -009) totaling 4.79 acres, net of the 0.25 acre APN 010-010-040, into four residential parcels. There are seven assessor parcel numbers associated with the subject site, three appear to coincide with existing easements and are possibly not discreet parcels (010-010-041, -042, 043). We have asked the applicant for additional information / clarification of this issue.

Location:

The subject site is located at the terminus of Independence Place approximately 1,050 feet west of the intersection of Independence Place and Americana Way. APNs 010-010-009, -040, -041, -042, -043, -044, and 030-140-004.

Existing Land Use Designations:

The property is zoned Rural Estate 30,000 square foot minimum lot size (RE-30).
The General Plan designation Low Density Residential (LDR).

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 15304 Minor Alterations to Land has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Steve Norman with CNA Engineering, Inc. The property owners are Steve Norman and Brian Howe.

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\2020\Yankee Hill Parcel Map 2020\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: Yankee Hill Road Property

LOCATION: Yankee Hill Road & Independence Place *PC 3E - OAA*

ASSESSOR'S PARCEL NUMBERS: 010-010-008, -009, -040, -041, -042, -043 & 030-140-004

DATE OF APPLICATION (STAFF): 8/26/20 RECEIVED BY (STAFF INITIALS): CS

FILE NUMBERS (STAFF): DL2020-0004 FEES: \$10,215

RECEIPT No.: R38942

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: Dec 2019

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 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 type="checkbox"/> BARRO Zone Application (BZ) Fee: | <input checked="" type="checkbox"/> Tentative Parcel Map (DL) Fee: \$10,215 <i>(9695)</i> | <input type="checkbox"/> Variance (V) Fee: |
| <input type="checkbox"/> Rezone (Reclassification) (Z) Fee: | <input 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 - *SAO*
 Negative Declaration -
 Mitigated Negative Declaration -
 EIR - See Fee Schedule



UNIVERSAL APPLICATION FORM (CONT.)

| GENERAL PLAN DESIGNATION: | PROPERTY DATA: | UTILITIES: | |
|----------------------------------|------------------------------|---|---|
| Existing: <u>LDR</u> | Acres: <u>5.04</u> | EXISTING | PROPOSED |
| Proposed: <u>LDR</u> | Square Feet: <u>219,498</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>RE-30</u> | No. of Units: <u>N/A</u> | <input checked="" type="checkbox"/> Pub. Water | <input checked="" type="checkbox"/> Pub. Water |
| Proposed: <u>RE-30</u> | Building Size: <u>N/A</u> | <input type="checkbox"/> Well Water | <input type="checkbox"/> Well Water |
| | Proposed Parking: <u>N/A</u> | <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Electricity |
| | Required Parking: <u>N/A</u> | <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Gas |
| | Access: <u>N/A</u> | <input type="checkbox"/> Cable | <input type="checkbox"/> Cable |

PROJECT REQUEST: To divide 5.04 acre parcel, zoned RE-30, into 4 single family lots

(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: Steve Norman & Brian Howe

ADDRESS: 2575 Valley Road

CITY: Sacramento STATE: CA ZIP: 95821

PHONE NUMBER: (C) 916-224-3746, (O) 916-485-3746

EMAIL ADDRESS: steve@cnaeng.com

FAX NUMBER: 916-485-0433

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): CNA Engineering Inc.

CONTACT: Steve Norman

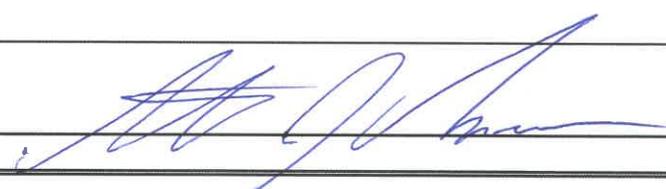
ADDRESS 2575 Valley Road

CITY: Sacramento STATE: CA ZIP: 95821

PHONE NUMBER: 916-485-3746

EMAIL ADDRESS: steve@cnaeng.com

FAX NUMBER: 916-485-0433

SIGNATURE OF APPLICANT 

\$9695

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: Yankee Hill Road Property |
| Location: Yankee Hill Road & Independence Place |
| Assessors Parcel Number(s): 010-010-008, -009, -040, -041, -042, -043 & 030-140-004 |
| Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Tentative Parcel Map |
| Name of person and / or firm authorized to represent property owner (Please print): CNA Engineering Inc. - Steve Norman |
| Address (Including City, State, and Zip Code): 2575 Valley Road Sacramento, CA 95823 |
| Phone Number: 916-485-3746 Fax Number: 916-485-0433 Email Address: steve@cnaeng.com |
| The above named person or firm is authorized as: 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 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): Steve Norman |
| Owners Address (Including City, State, and Zip Code): 2575 Valley Road Sacramento, CA 95821 Phone Number: (C) 916-224-3746, (O) 916-485-3746 Email Address: steve@cnaeng.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, Steve Norman, 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

Date

 8-25-20

**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, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 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.

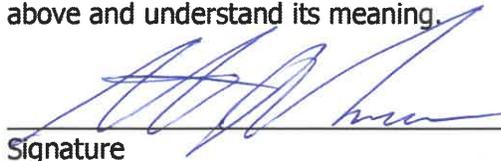
PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

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, Steve Norman, the applicant or applicant's representative, have read the information above and understand its meaning.

 8-25-20
Signature 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: 8-25-20
Applicant: 

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.

Steve Norman

Applicant's Name (printed)


Applicant's Signature

Date

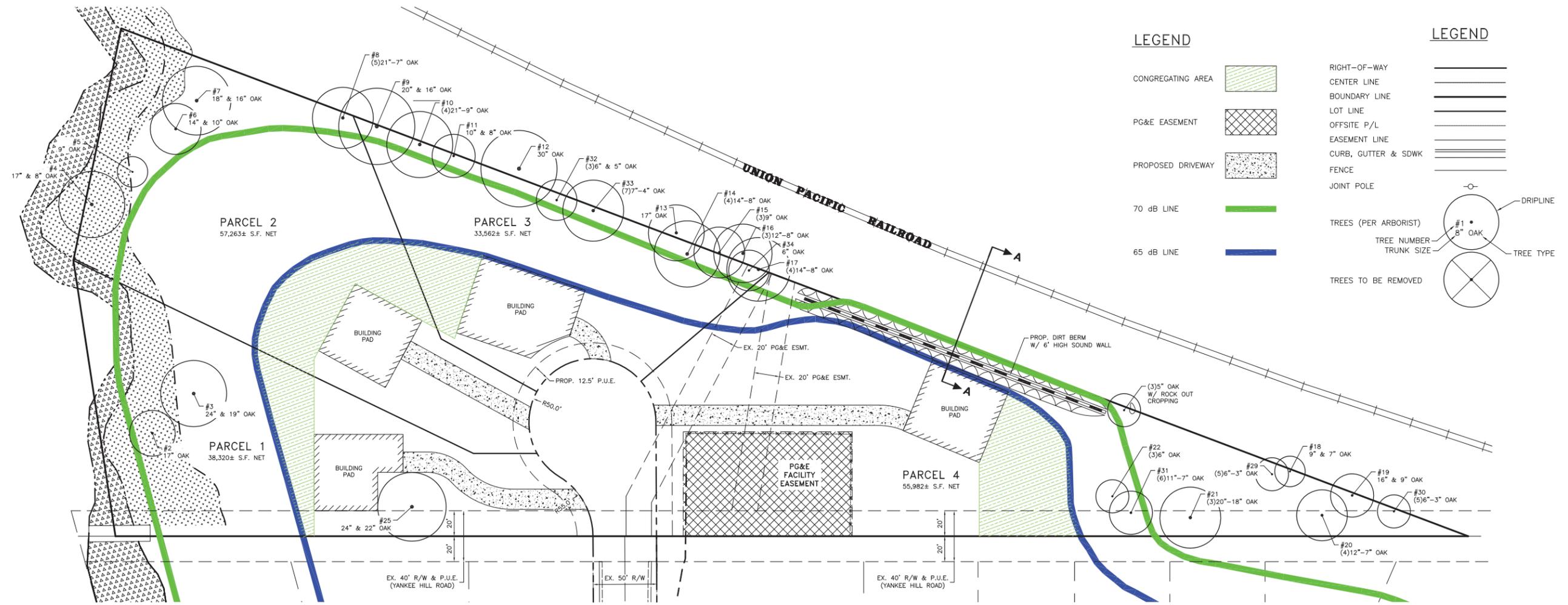
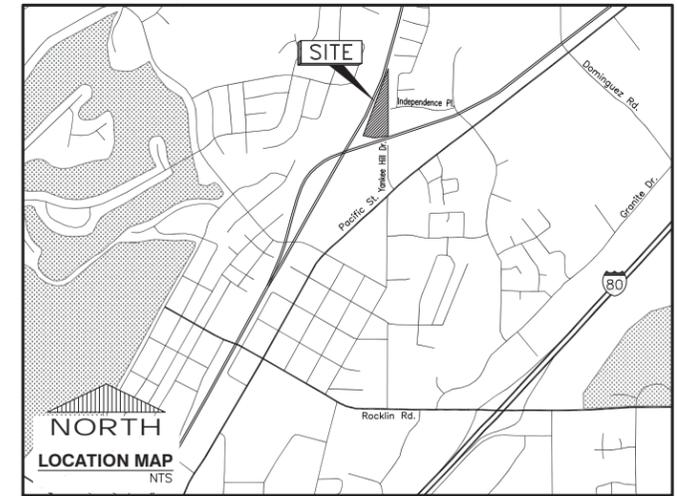
8-25-20

SITE PLAN FOR: YANKEE HILL ROAD PROPERTY

CITY OF ROCKLIN
JUNE 2020

STATE OF CALIFORNIA
SCALE 1" = 40'

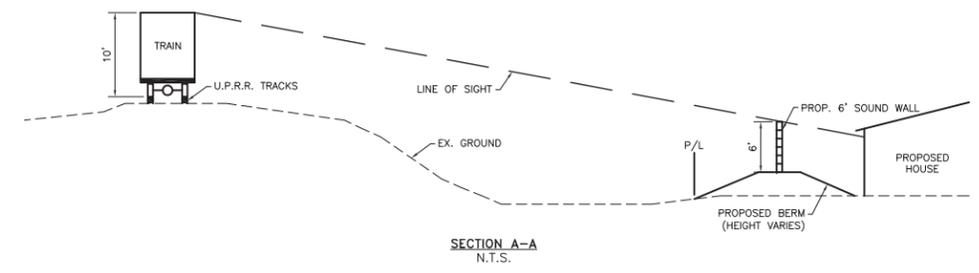
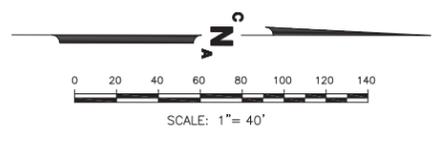
CNA ENGINEERING INC.
SHEET 2 OF 4



LEGEND

- CONGREGATING AREA
- PG&E EASEMENT
- PROPOSED DRIVEWAY
- 70 dB LINE
- 65 dB LINE
- RIGHT-OF-WAY
- CENTER LINE
- BOUNDARY LINE
- LOT LINE
- OFFSITE P/L
- EASEMENT LINE
- CURB, GUTTER & SDWK
- FENCE
- JOINT POLE
- TREES (PER ARBORIST)
- TREE NUMBER
- TRUNK SIZE
- TREES TO BE REMOVED
- DRIPLINE
- TREE TYPE

SITE PLAN
SCALE: 1" = 40'



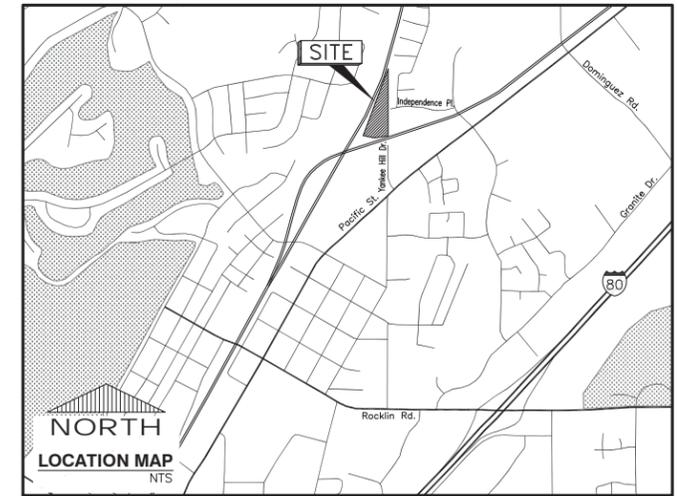
| | |
|--|--|
| APPROVED BY DATE | |
| DESCRIPTION | |
| NO. | |
| REVISIONS | |
| CNA ENGINEERING INC. | |
| CIVIL ENGINEERING, LAND SURVEYING | |
| PLANNING, STRUCTURAL DESIGN | |
| PHONE: (916) 485-3746 | |
| 2575 VALLEY ROAD, SACRAMENTO, CA 95821 | |
| www.cnaeng.com | |
| CNA ENGINEERING INC. | |
| PREPARED BY: JEREL O. | |
| DRAFTED BY: STEVE N. | |
| DESIGNED BY: CHRIS O. | |
| CHECKED BY: CHRIS O. | |
| SCALE | |
| HORIZ. 1" = 50' | |
| VERT. 1" = N/A | |
| FLD. BK.: N/A | |
| A.P.N.: 010-010-008, 010-010-009 & 030-140-004 | |
| STATE OF CALIFORNIA | |
| CITY OF ROCKLIN | |
| SITE PLAN FOR: YANKEE HILL ROAD PROPERTY | |
| DATE: 8/25/2020 | |
| FN.: 18006_8.DWG | |
| SHEET | |
| 2 OF 4 | |
| SHEETS | |

PRELIMINARY GRADING PLAN FOR: YANKEE HILL ROAD PROPERTY

CITY OF ROCKLIN
JUNE 2020

STATE OF CALIFORNIA
SCALE 1" = 50'

CNA ENGINEERING INC.
SHEET 3 OF 4



| NO. | DESCRIPTION | APPROVED BY | DATE |
|-----|-------------|-------------|------|
| | | | |
| | | | |
| | | | |

CNA ENGINEERING INC.
CIVIL ENGINEERING, LAND SURVEYING
PLANNING, STRUCTURAL DESIGN
PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
www.cnaeng.com

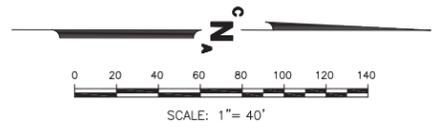
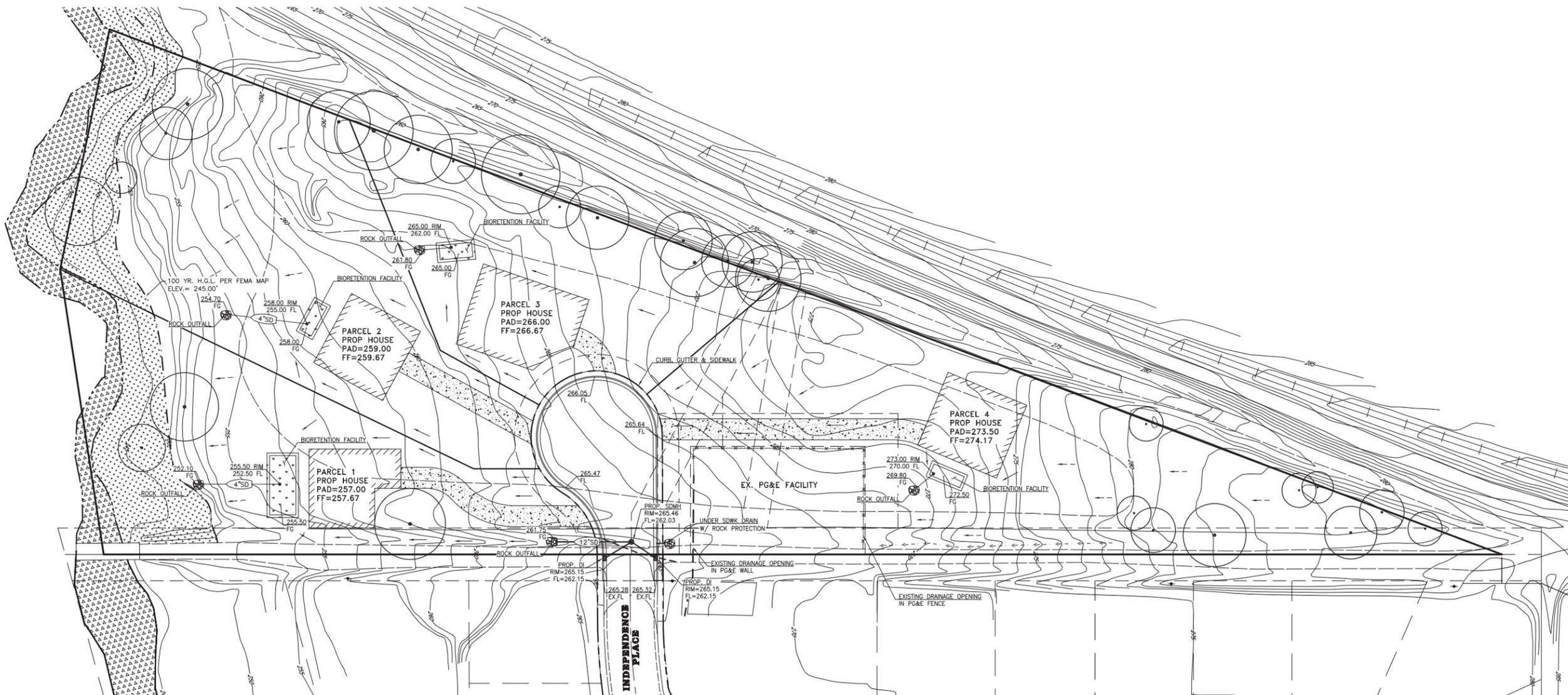


| SCALE | PREPARED BY |
|--|--|
| HORIZ. 1" = 40' VERT. 1" = N/A FLD. BK.: N/A | PREPARED BY: JEREL O. DRAFTED BY: STEVE N. DESIGNED BY: CHRIS O. CHECKED BY: CHRIS O. |

**PRELIMINARY GRADING PLAN FOR:
YANKEE HILL ROAD PROPERTY**
CITY OF ROCKLIN
STATE OF CALIFORNIA

DATE: 8/25/2020
FN.: 18006_8.DWG

SHEET
3 OF **4**
SHEETS



SITE PLAN
SCALE: 1" = 40'

