



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 6, 2018

Project Name and Requested Approvals:

SIERRA PINE TENTATIVE PARCEL MAP II
TENTATIVE PARCEL MAP, DL2018-0005

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to allow the subdivision of an existing approximately 28.17 acre parcel into three parcels of approximately 12.95 acres, 6.99 acres, and 6.96 acres.

Location:

The subject site is located at 4300 Dominguez Road. APN: 045-021-011.

Existing Land Use Designations:

The property is zoned Planned Development Residential 8 units per acres (PD-8).
The General Plan designation is Medium Density Residential (MDR).

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:

The City of Rocklin's Environmental Coordinator has reviewed the proposed project and determined that it is categorically exempt from review under the California Environmental Quality Act pursuant to Section 15315 - Minor Land Divisions.

Applicant & Property Owner:

The applicant is Jerry Aplass with Burrell Consulting Group, Inc. The property owner is LCD Rocklin, LLC.

Attached Information:

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



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: Sierra Pine Parcel Map II

LOCATION: 4300 Dominguez Road

ASSESSOR'S PARCEL NUMBERS: 045-021-050

DATE OF APPLICATION (STAFF): 8/6/18

RECEIVED BY (STAFF INITIALS): BF/GS

FILE NUMBERS (STAFF): DL2018-0005

FEES: \$9,838.00

RECEIPT No.: 27453

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)

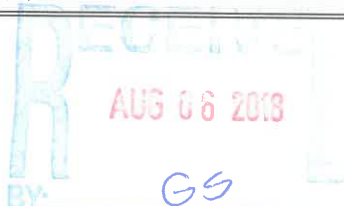
- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> 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 type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input checked="" type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input 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 |

rely on previous MND

File Number _____

Environmental Requirements: (STAFF)

- | | |
|--|--|
| <input type="checkbox"/> Exempt - \$1,277.00 | <input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule |



GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MDR</u>	Acres: <u>28.17</u>	<u>X</u> Pub. Sewer	<u>X</u> Pub. Sewer
Proposed: <u>MDR</u>	Square Feet: <u>1,227,085</u>	<u> </u> Septic Sewer	<u> </u> Septic Sewer
Zoning:	<u> </u>	<u>X</u> Pub. Water	<u>X</u> Pub. Water
Existing: <u>PD-8</u>	Dimensions: <u>See Map</u>	<u> </u> Well Water	<u> </u> Well Water
Proposed: <u>PD-8</u>	No. of Units: <u>3</u>	<u>X</u> Electricity	<u>X</u> Electricity
	Building Size: <u> </u>	<u>X</u> Gas	<u>X</u> Gas
	Proposed Parking: <u> </u>	<u>X</u> Cable	<u>X</u> Cable
	Required Parking: <u>Public Road</u>		

PROJECT REQUEST: Approval of a Tentative Parcel Map for the 28.17 acre property to create

A 12.95 +/- acre parcel, a 6.99 +/- acre parcel and a 6.96 +/- acre parcel.

(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: LCD Rocklin, LLC

ADDRESS: 9216 Kiefer Blvd., Suite 4

CITY: Sacramento

STATE: CA

ZIP: 95826

PHONE NUMBER: 916-403-1703

EMAIL ADDRESS: phil.rodriquez@lewismc.com

FAX NUMBER: 916-244-0961

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): Burrell Consulting Group, Inc.

CONTACT: Jerry Alass

ADDRESS: 1001 Enterprise Way, Suite 100

CITY: Roseville

STATE: CA

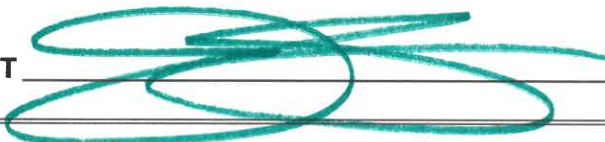
ZIP: 95678

PHONE NUMBER: 916-783-8898

EMAIL ADDRESS: japlass@burrellcg.com

FAX NUMBER: 916-783-8222

SIGNATURE OF APPLICANT



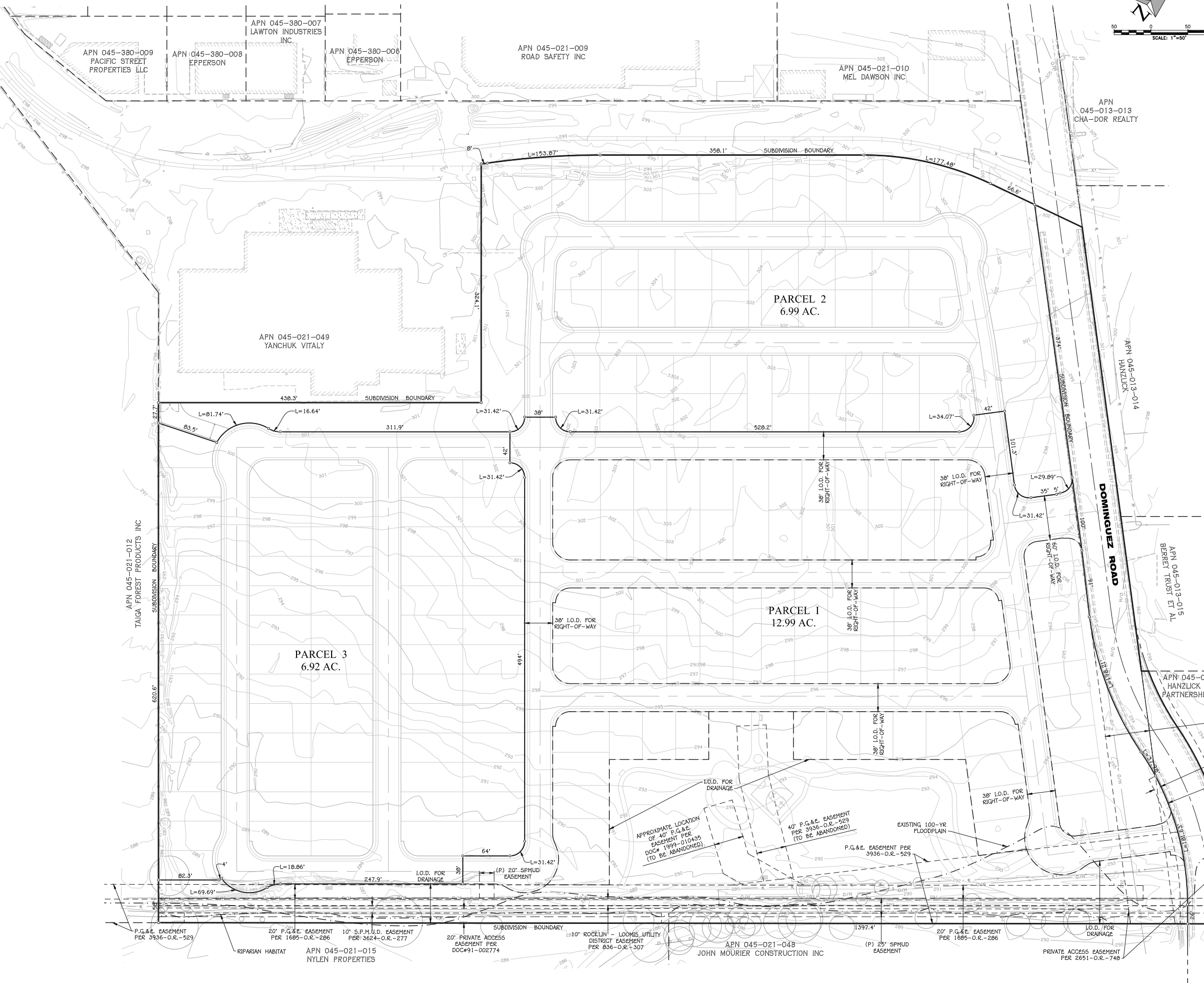
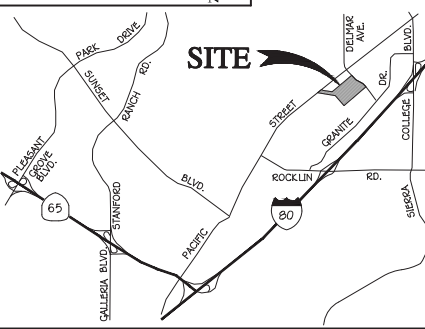
AGENT AUTHORIZATION FORM

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: Sierra Pine Parcel Map
Location: 4300 Dominguez Road
Assessor's Parcel Number(s): 045-021-050
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): Jerry Alass, President, Burrell Consulting Group, Inc.
Address (Including City, State, and Zip Code): 1001 Enterprise Way, Suite 100, Roseville, CA 95678
Phone Number: 916-783-8898
Fax Number: 916-783-8222
Email Address: japlass@burrellcg.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 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): Phil Rodriguez, LCD Rocklin, LLC
Owners Address (Including City, State, and Zip Code): 9216 Kiefer Blvd, Suite 4, Sacramento, CA 95826
Phone Number: 916-403-1703
Email Address: phil.rodriguez@lewismc.com

TENTATIVE PARCEL MAP EXHIBIT FOR:

CALIFORNIA



ASSESSORS PARCEL NUMBER: 045-021-050

ASSESSORS PARCEL NUMBER: 045-021-050

GENERAL PLAN: MDR

ZONING: PD-Ø

PROPOSED USE: RESIDENTIAL

OWNER: LCD ROCKLIN, LLC
1050 MELODY LANE, SUITE 160
ROSEVILLE, CA 9567Ø
TEL: (916) 677-446Ø

DEVELOPER/APPLICANT LCD ROCKLIN, LLC
1050 MELODY LANE, SUITE 160
ROSEVILLE, CA 95678
TEL: (916) 677-4460

ENGINEER: BURRELL CONSULTING GROUP, INC.
1001 ENTERPRISE WAY,
ROSEVILLE, CA 95678
TEL: (916) 783-8898

UTILITY DISTRICTS:

SEWER:	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
ELECTRIC:	PACIFIC GAS AND ELECTRIC
GAS:	PACIFIC GAS AND ELECTRIC
TELEPHONE:	AT&T
DRAINAGE:	CITY OF ROCKLIN
WATER:	PLACER COUNTY WATER AGENCY

LAND AREA: 20.17± ACRES GROSS
26.43± ACRES NET

NUMBER OF EXISTING PARCEL: 1
NUMBER OF PROPOSED PARCEL: 3

ELEVATION = 293.93' DATUM = NGVD 29
CITY OF ROCKLIN BENCHMARK R1-7
PK & WASHER IN THE SOUTHERLY END OF HEADWALL ON THE
SOUTHWESTERLY SIDE OF DOMINGUEZ ROAD OVER SUCKER CREEK.

PREPARED UNDER THE DIRECTION OF

JIM C. KOO PLS 7829
EXP. DATE : DEC. 31, 2018

DATE _____

TENTATIVE PARCEL MAP EXHIBIT FOR:
SIERRA PINE
JULY 31, 2018
REVISED AUGUST 9, 2018

BURRELL
CONSULTING
GROUP, INC.
001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898
JOB NO: 1939-01-0001

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