



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: June 17, 2020

Project Name and Requested Approvals:

STRIKES PARCEL MAP
TENTATIVE PARCEL MAP, DL2020-0002

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to allow the subdivision of the existing parcel into three parcels.

Location:

The subject site is located at 5681 Lonetree Boulevard. APN 017-284-017.

Existing Land Use Designations:

The property is zoned Planned Development Industrial Park (PD-IP).
The General Plan designation is Light Industrial (LI).

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 15315 Minor Land Divisions has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Jared Brown with Guide Engineering. The property owner is Aspen Avenue, LLC.

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\2020\Strikes Parcel Map\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: Strikes Parcel Map

LOCATION: 5681 Lonetree Blvd., Rocklin, CA 95765

ASSESSOR'S PARCEL NUMBERS: 017-284-017-000

DATE OF APPLICATION (STAFF): _____ RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): DL2020-0002 FEES: \$18,215⁰⁰

RECEIPT No.: B37776 (\$10,125⁰⁰)

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: email

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 <u>9,695</u> | <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 |

File Number _____

Environmental Requirements: Exempt - \$1,277.00 500
(STAFF) 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>LI</u> Proposed: <u>LI</u> Zoning: Existing: <u>PD-IP</u> Proposed: <u>PD-IP</u>	Acres: <u>8.91</u> Square Feet: <u>388,119.6</u> Dimensions: _____ No. of Units: <u>4 lots</u> Building Size: <u>N/A</u> Proposed Parking: <u>N/A</u> Required Parking: <u>N/A</u> Access: <u>Lonetree Blvd.</u>	EXISTING	PROPOSED
		<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
		<input type="checkbox"/> N/A Septic Sewer	<input type="checkbox"/> N/A Septic Sewer
		<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
		<input type="checkbox"/> N/A Well Water	<input type="checkbox"/> N/A Well Water
		<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
		<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
		<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

PROJECT REQUEST: This project proposes to provide 4 lots in the existing 1 lot strikes site.

(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: Aspen Avenue LLC

ADDRESS: 5681 Lonetree Blvd

CITY: Rocklin

STATE: CA

ZIP: 95765

PHONE NUMBER: 916-752-7592

EMAIL ADDRESS: jason@esdevelop.com

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): Guide Engineering

CONTACT: Jared Brown

ADDRESS 5930 Granite Lake Drive #150

CITY: Granite Bay

STATE: CA

ZIP: 95746

PHONE NUMBER: 916-787-0248


EMAIL ADDRESS: jaredtbrown@guide-engineering.com

FAX NUMBER: N/A

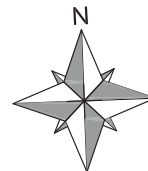
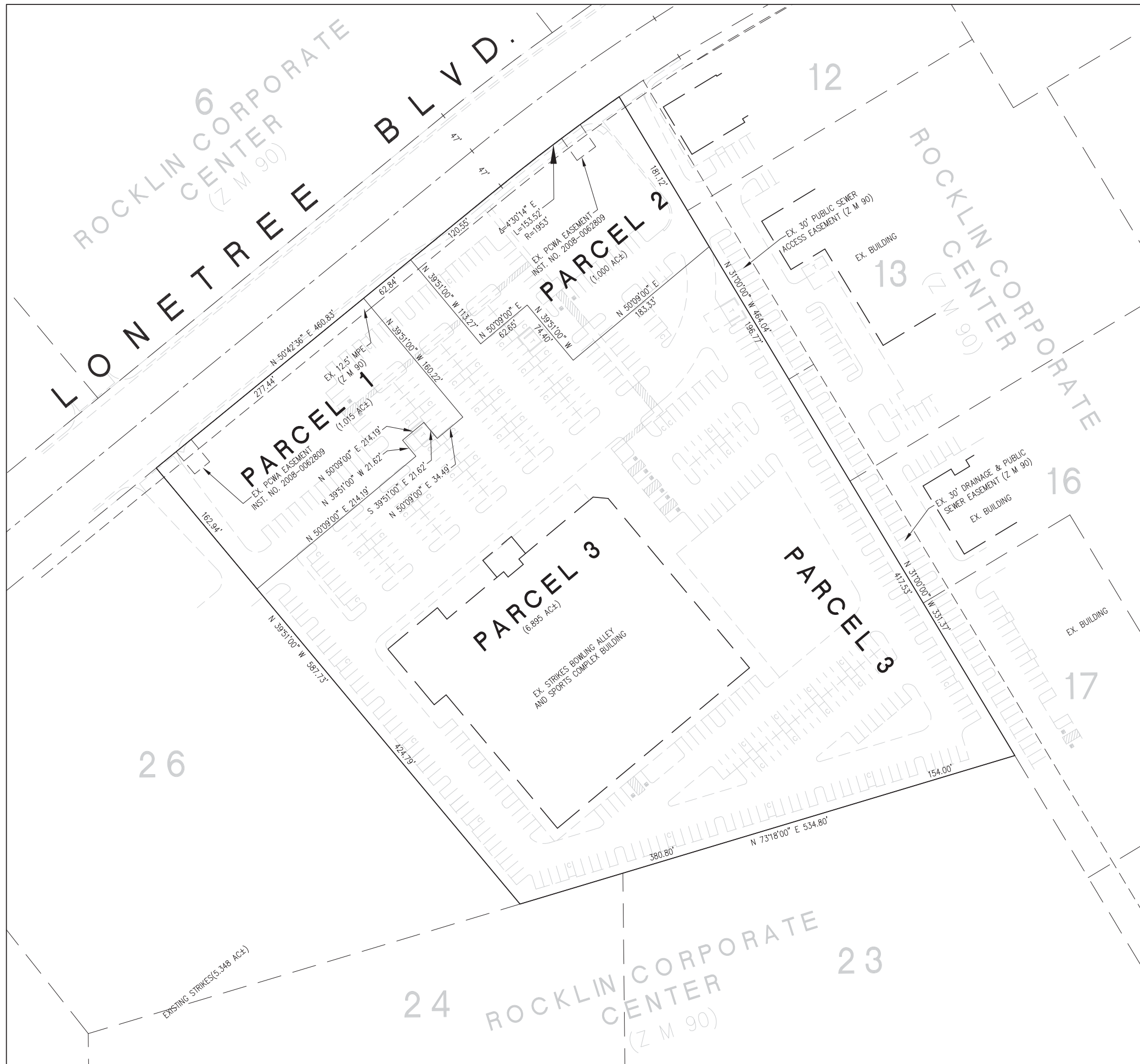
SIGNATURE OF APPLICANT

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: Lot 27 Rocklin Corporate Center
Location: 5681 Lonetree Blvd., Rocklin, CA 95765
Assessors Parcel Number(s): 017-284-017-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Parcel Map
Name of person and / or firm authorized to represent property owner (Please print): Guide Engineering
Address (Including City, State, and Zip Code): 5930 Granite Lake Drive #150 Granite Bay, CA 95746
Phone Number: 916-787-0248
Fax Number: N/A
Email Address: jaredtbrown@guide-engineering.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 type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application <input 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 type="checkbox"/> Unrestricted <input type="checkbox"/> Valid until:
Owners Authorization Signature & Date:  12-17-19
Owners Name (Please Print): Jason Murchase
Owners Address (Including City, State, and Zip Code): 5681 Lone Tree Blvd Rocklin 95765
Phone Number: 916-752-7592
Email Address: jason@esdev.com

S:\Jobs\Rocklin\Jason Morehouse\Lonetree Blvd\2 - Drawings\Concept\5681 LONETREE TPA.dwg 6/29/20 12:28pm Jared



0 50 100 150
SCALE OF FEET 1" = 50'

PROJECT NOTES

ASSESSOR'S PARCEL NO.
017-284-017-000

AREA OF PROPOSED TENTATIVE SUBDIVISION MAP
8.91 ACRES (GROSS)

LOT BREAKDOWN
SUBDIVIDING 1 LOT INTO 3

EXISTING USE
STRIKES SPORTS COMPLEX/VACANT

PROPOSED USE
STRIKES SPORTS COMPLEX/COMMERCIAL

GENERAL PLAN DESIGNATION
LI

EXISTING ZONING
PD-IP

PROPOSED ZONING
PD-IP

FIRE PROTECTION
CITY OF ROCKLIN

SCHOOL DISTRICT
ROCKLIN UNIFIED SCHOOL DISTRICT

SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STORM DRAIN
CITY OF ROCKLIN

WATER
PLACER COUNTY WATER AGENCY

GAS
PACIFIC GAS & ELECTRIC

ELECTRICITY
PIONEER COMMUNITY ENERGY/PG&E

LEGAL DESCRIPTION
LOT 27, ROCKLIN CORPORATE CENTER
BOOK Z MAPS, PAGE 90, PLACER CO. RECORDS

OWNER:
ASPEN AVENUE L.L.C.
9970 HADLEIGH DRIVE
GRANITE BAY, CA 95746

DEVELOPER:
E.S. DEVELOPMENT
5681 LONE TREE ROAD
ROCKLIN, CA 95765
916-752-7592
ATTN: JASON MOREHOUSE

APPLICANT & PREPARED BY:
GUIDE ENGINEERING
5930 GRANITE LAKE DRIVE, #150
GRANITE BAY, CA 95746
916-787-0248
ATTN: JARED BROWN

DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY	NO.	REVISION	APPROVED BY	DATE
FEB. 2020	1"=50'							

Guide
ENGINEERING
LAND ENGINEERING AND PLANNING
5930 GRANITE LAKE DR., #150
GRANITE BAY, CA 95746
PHONE: 916-787-0248
PROJECT@guide-engineering.com



TENTATIVE PARCEL MAP
5681 LONETREE BOULEVARD
CITY OF ROCKLIN, CALIFORNIA

PREPARED UNDER THE DIRECTION OF:



NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

PROJECT NUMBER:
2014.013.001