



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: December 22, 2016

Project Name and Requested Approvals:

WAVE STORAGE YARD EXPANSION AT LOT 14, ROCKLIN RANCH INDUSTRIAL PARK
SPECIFIC PLAN USE PERMIT, SPU2016-0002

Staff Description of Project:

This application is a request for approval of a Specific Plan Use Permit to allow the expansion of the existing Wave Broadband storage yard located on the rear half of the property located at 4120 Citrus Ave. onto the adjacent property to the north, located at 4010 Alvis Ct. The existing storage area consists of both vehicle and materials storage. The applicant proposes to relocate materials storage only to the adjacent vacant parcel, with storage of the Wave Broadband vehicles to remain on the Citrus Ave. lot. The applicant proposes to resurface the lot with approximately 1000 cubic yards of aggregate base. A newly constructed driveway off Alvis Ct. will be used as a point of access, with additional access through the site at the rear of the two adjacent parcels. A block wall is proposed along Alvis Ct. for screening, with landscaping proposed between the front of the wall and the existing sidewalk.

Location:

The subject site is located at 4010 Alvis Ct. (the site is appurtenant to the use located at 4120 Citrus Ave. APN 045-390-014.

Existing Land Use Designations:

The property is zoned Planned Development Light Industrial (PD-LI).
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 15311 Accessory Structures and Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Marland Locken with Locken Enterprises. The property owner Astound Broadband LLC.

Attached Information:

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

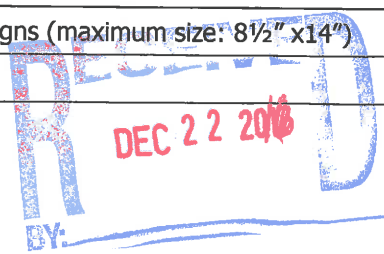
APPLICATION SUBMITTAL REQUIREMENTS / CHECK-IN SHEET

To be Returned with the Application Package

To be Completed by Staff Planner (Completed by: _____)

Project Name: Wave Storage Yard Expansion Date: 12-22-16

Required*	FORMS & DOCUMENTS:	Received
✓	Completed Application Form (p. 3-5)	0
✓	Completed Agent Authorization Form (one per authorized agent) (p. 6)	0
✓	Completed Notification of Owners of Mineral Rights (p. 7)	✓
✓	Completed Notice of Department of Fish and Game Filing Fees (p. 8)	✓
✓	Completed Hazardous Waste and Substances Statement (p. 9)	✓
✓	Completed Mitigation for Air Quality Impacts Statement (p. 10-11)	✓
✓	Completed Environmental Information Sheet (p. 12-16)	✓
✓	Completed Formatting and Minimum Requirements checklist (p. 17-23)	0
?	300 Foot Radius Map and Labels (Include owners, applicant, and property owners—see p. 24 for additional instructions)	0
✓	One Preliminary Title Report for all subject properties (current within six months)	
	Soil Report	
	STANDARD EXHIBIT SETS:	
✓	One CD or USB Flash Drive of All Project Exhibits and submission materials	✓
✓	Two Sets 11" x 17" Reductions of All Project Exhibits for the initial submittal	
	** All plan sets to be collated, stapled into single sets, and folded to 8-1/2" x 11"	
	<i>Exhibit Sets to include the following sheets as applicable:</i>	
✓	Site Plan	0
✓	Preliminary Grading and Drainage	0
✓	Preliminary Landscape Plan (include symbols, quantities, botanical names, container sizes, and average height based on American Standards for Nursery Stock)	
✓	Elevations of All Four Sides of All Buildings <u>Block Wall</u>	0
	Architectural and Site Details (trash enclosures, bike racks, special building treatments)	
	Building Sections and Roof Plans	
	Rough Floor Plans	
	Elevations of Sign Design	
?	A Stormwater Control Plan and draft Operation and Maintenance Plan consistent with the requirements of the City of Rocklin Post Construction LID Manual (www.rocklin.ca.us/LID)	
	Tentative Map (separate set from design review/use permit, if applicable)	
	SPECIAL EXHIBITS:	
	Color and Material Boards for Buildings and Signs (maximum size: 8 1/2" x 14")	
	Colored Building Elevations	



	Colored Sign Elevations	
	Colored Landscaping Plan	
	Color Renderings (11" x 17" Reductions)	
	Photo-simulations (11" x 17" Reductions)	
	ADDITIONAL INFORMATION (as may be required; may include, but is not limited to, the following):	
	Tree Survey/Arborist Report	
	Wetland/Riparian Delineation	
	Archeological/Cultural Survey	
	Traffic Study	
	Phase 1 Site Assessment	
	Photometric Study	
	Noise Study	
	Air Quality / Green House Gas	

* Unless waived by a Staff Planner

Additional Submittal Information

- Note 1:** All use permits and design review applications shall include a site plan, building exterior elevations, preliminary landscape plans, rough floor plans, preliminary grading plans, a color and materials board, and colored elevations and landscaping plans.
- Note 2:** The applicant shall be responsible for contacting the Army Corps of Engineers, to determine whether a wetland delineation is needed, and the Fish and Game Department, regarding floodplains and riparian areas, prior to application submittal.
- Note 3:** Any dedication resulting in transfer of ownership from a private party to the City will require a Phase One Hazardous Materials Study in accordance with CEQA guidelines and shall be transferred with free and clear title.
- Note 4:** The City requests that the property owner or property manager notify tenants of the proposed project and the date, time, and location of the public hearing.
- Note 5:** Applicants are strongly encouraged to conduct neighborhood and/or property owners association meetings prior to the City scheduling the project for public hearing.



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:

WAVE STORAGE YARD EXPANSION

LOCATION:

4010 ALVIS CT. ROCKLIN CA. 95677

ASSESSOR'S PARCEL NUMBERS:

045-390-014

DATE OF APPLICATION (STAFF):

12-22-16

RECEIVED BY (STAFF INITIALS):

gjk

FILE NUMBERS (STAFF):

SPU 2016-0002

FEES:

\$ 2,449

RECEIPT NO.:

R17084

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:

11-19-16

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 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 |

File Number

Environmental Requirements:
(STAFF)

☒ Exempt - \$1,277.00

☐ Negative Declaration - \$5,166.00

☐ Mitigated Negative Declaration - \$6,311.00

☐ EIR - See Fee Schedule

DEC 22 2016

X

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:		PROPERTY DATA:		UTILITIES:	
				EXISTING	PROPOSED
Existing: _____	Acres: _____			<u>N/A</u> Pub. Sewer	<u>N/A</u> Pub. Sewer
Proposed: _____	Square Feet: <u>36,550</u>			<u>N/A</u> Septic Sewer	<u>N/A</u> Septic Sewer
Zoning:	Dimensions: <u>170X215</u>			<u>X</u> Pub. Water	<u>X</u> Pub. Water
Existing: _____	No. of Units: <u>N/A</u>			<u>N/A</u> Well Water	<u>N/A</u> Well Water
Proposed: _____	Building Size: <u>N/A</u>			<u>N/A</u> Electricity	<u>N/A</u> Electricity
	Proposed Parking: <u>N/A</u>			<u>N/A</u> Gas	<u>N/A</u> Gas
	Required Parking: <u>N/A</u>			<u>N/A</u> Cable	<u>N/A</u> Cable
	Access: _____				

PROJECT REQUEST: REQUEST FOR APPROVAL OF STORAGE YARD EXPANSION TO 4120 CITRUS AT 4010 ALVISE CT.

(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: WAVE BROAD BAND
ADDRESS: 4120 CITRUS
CITY: ROCKLIN STATE: CA. ZIP: 95677
PHONE NUMBER: 925 239-3028
EMAIL ADDRESS: ~~DETJES~~ DSEACE@WAVEBROADBAND.COM
FAX NUMBER: _____

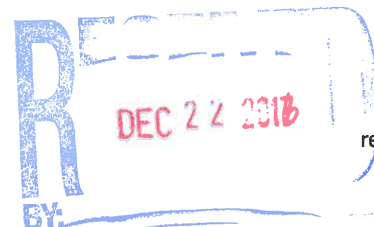
SIGNATURE OF OWNER

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

NAME OF APPLICANT
(If different than owner): MARLAND LOCKEN
CONTACT: _____
ADDRESS: 7261 NICOLAUS RD.
CITY: LINCOLN STATE: CA. ZIP: 95648
PHONE NUMBER: 916 847 1302
EMAIL ADDRESS: MARLAND@LOCKENTERPRISES.COM
FAX NUMBER: _____

SIGNATURE OF APPLICANT

Marland Locken



X
?

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:
Location:
Assessors Parcel Number(s):
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Name of person and / or firm authorized to represent property owner (Please print):
Address (Including City, State, and Zip Code):
Phone Number:
Fax Number:
Email Address:
The above named person or firm is authorized as: Agent () Buyer () Lessee ()
The above named person or firm is authorized to (check all that are applicable): () File any and all papers in conjunction with the aforementioned request, including signing the application () Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. () Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: () Unrestricted () Valid until:
Owners Authorization Signature & Date:
Owners Name (Please Print):
Owners Address (Including City, State, and Zip Code):
Phone Number:
Email Address:

X

**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.

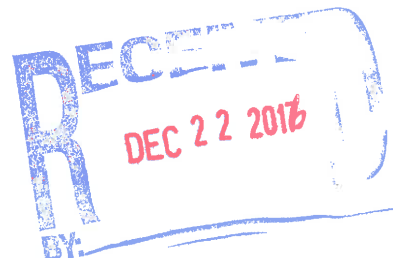
Section 65091(a)(2)

"(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, MARLAND LOCKEN, 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.

Marland Locken
Signature

12-22-16
Date



X

**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, 2016, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,210.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,070.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,260.25 and \$3,120.00 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).

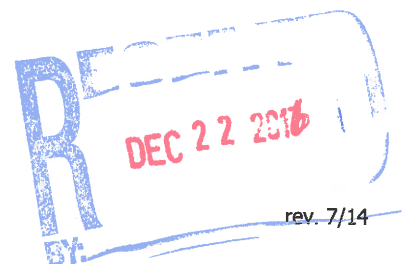
The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount 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, MARLAND LOCKEN, the applicant or applicant's representative, have read the information above and understand its meaning.

Marland Locken 12-22-16
Signature Date



X

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, X 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: _____

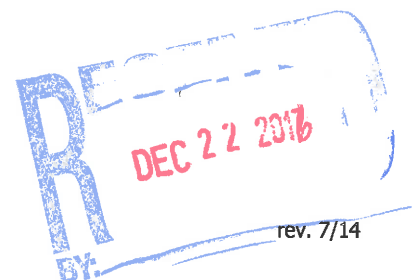
Type of problem: _____

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

Dated: 12-22-16

Applicant: Harland Loken

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

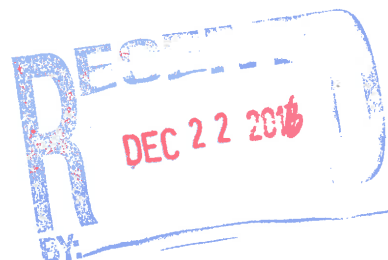
The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean 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.



X

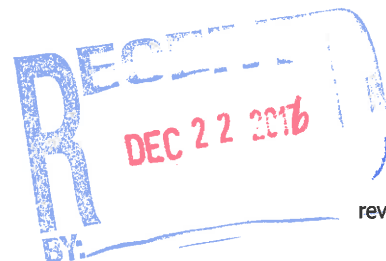
MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

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.

MARLAND LOCKEN
Applicant's Name (printed)

Marland Locken 12-22-16
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) 4010 ALVIS CT. (4120 Citrus Ave.)

ASSESSORS PARCEL # 045-340-014 (9 045-350-017)

NAME OF PROJECT WAVE STORAGE YARD EXPANSION

CONTACT/APPLICANT MARLAND LOCKEN

ADDRESS 7261 NICOLAUS RD. LINCOLN CA. 95648

PHONE 916 847 1302 EMAIL MARLAND@LOCKENENTERPRISES.COM

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

GRAVELED STORAGE YARD FENCED WITH GATE
AND LANDSCAPING IN THE FRONT

Property size: 36550

Square Feet

Acres

Land Use: VACANT

Existing

STORAGE YARD

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.

Starstream SPU-93-05

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

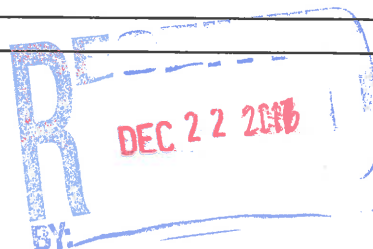
OTHER REQUIRED PERMITS OR APPROVALS:

Permit or Approval Agency Address Contact Person/Phone

N/A

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

N/A



SITE CHARACTERISTICS

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

NONE

2. What are the surrounding land uses?

East COMMERCIAL BUILDINGS West COMMERCIAL BUILDINGS North VACANT South STORAGE YARD

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? _____

If so, describe in detail, or refer to attached soils report.

NO

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

a. Moved within the site 20

b. Deposited on the site 1000 CU. YDS. AG. BASE

c. Removed from the site 0

Disposal site NONE

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? NO
State the location of transplant site: NO
State the number & species to be removed: NO
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? TRACTORS & TRUCKS
During permanent operation? OCCASIONAL PICK-UP TRUCKS
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. N/A
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: N/A
18. Will the project create any new light source, other than street lighting? If yes, describe below: N/A
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? 3 MILES

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)
- Size of new structure(s) or addition in gross square feet: N/A
- Building height measured from ground to highest point in feet: N/A
- Number of floors/stories: _____
- Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: _____
- Project site coverage: Building N/A sq.ft. _____ %
- Landscaping 3000 sq.ft. 10 %
- Paving 800 sq.ft. 2 %
- Exterior building materials: N/A
- Exterior building colors: N/A
- Wall and/or fencing material: BLOCK WALL DECORATIVE CAP
- Total number of off-street parking spaces required: N/A Provided: _____
- Total number of bicycle parking spaces: N/A

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

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

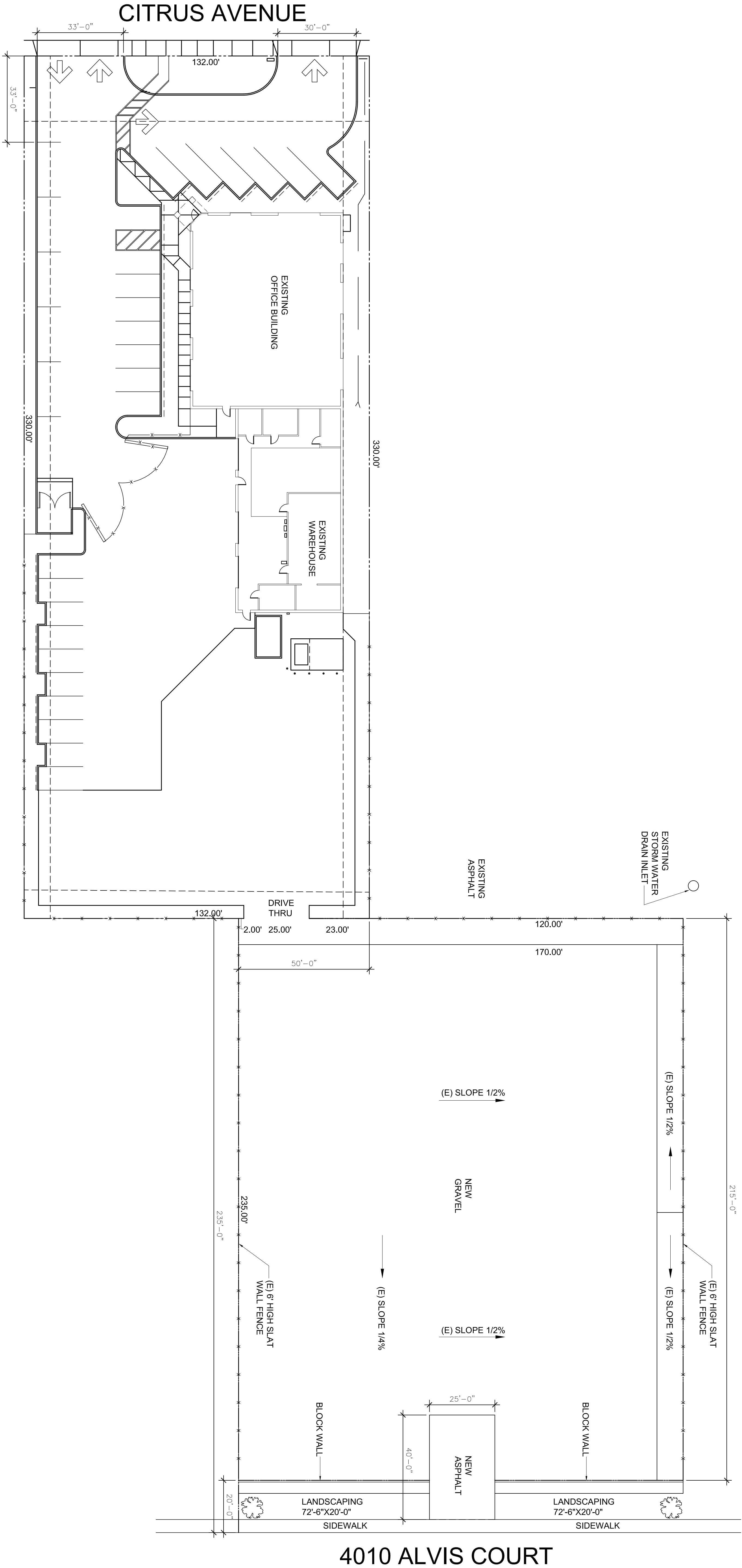
	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT
- Type of use(s): STORAGE YARD
- Oriented to: Regional _____ City _____ Neighborhood _____
- Hours of operation: 7AM-5PM
- Total occupancy/Building capacity: NA
- 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

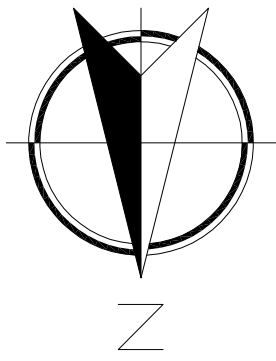
28. Approximately how many tons of solid waste will the project produce each year? 0

29. Will the proposed use involve any toxic or hazardous material? NO
Is the project site within 2,000 feet of an identified hazardous/toxic site? NO
Is the project site within 2,000 feet of a school or hospital? NO
If the project involves any hazardous material, explain: NO
30. How many new residents is the project estimated to generate? N/A
31. Will the project generate a demand for additional housing? N/A
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? 0
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? 4 MILES
35. What school districts will be affected by this project? N/A
36. Describe energy-efficient features included in the project. N/A
37. Describe how the following services or utilities will be provided:
Power and Natural Gas N/A
Telephone N/A
Water FOR LANDSCAPE ONLY
Sewer N/A
Storm Drainage EXISTING
Solid Waste N/A
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? NO



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EXISTING SITE PLAN
SCALE: 1"=20'-0"



DESIGNER:

LOCKEN ENTERPRISES
7261 NICOLAUS ROAD
LINCOLN, CA. 95648

4010 ALVIS DRIVE

Job Number _____
Date _____
Drawn _____
Checked _____

Sheet

A1

