



## 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:** September 21, 2021

**Project Name and Requested Approvals:**

WILDCAT WEST TENTATIVE PARCEL MAP  
TENTATIVE PARCEL MAP, DL2021-0003

**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 the southwest corner of Whitney Ranch Parkway and Cheetah Street. APN 017-171-039.

**Existing Land Use Designations:**

The property is zoned Planned Development Commercial (PD- C).

The General Plan designation is Mixed Use (MU).

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 Dennis Barksdale with Claybar Engineering, Inc. The property owner is Oakwood Trails 7V LLC.

**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\2021\15 - Wildcat West TPM\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: WILDCAT WEST TENTATIVE PARCEL MAP

LOCATION: SOUTHWEST CORNER OF WHITNEY RANCH PARKWAY AND CHEETAH STREET

ASSESSOR'S PARCEL NUMBERS: 017-171-039-000

DATE OF APPLICATION (STAFF): 9/17/21 RECEIVED BY (STAFF INITIALS): JH

FILE NUMBERS (STAFF): DL2021-0003 FEES: \_\_\_\_\_

RECEIPT NO.: R44883, R44884

### 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: BF-12/8/20 ✓

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

|  |  |   |
|--|--|---|
| <input type="checkbox"/> General Plan Amendment (GPA)<br>Fee:                    | <input type="checkbox"/> Tentative Subdivision Map (SD)<br>Fee:)                                 | <input type="checkbox"/> Use Permit (U)<br><input type="checkbox"/> Minor (PC Approval – New Bldg) Fee:<br><input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee:<br><input type="checkbox"/> Major (CC Approval) Fee: |
| <input type="checkbox"/> BARRO Zone Application (BZ)<br>Fee:                     | <input checked="" type="checkbox"/> Tentative Parcel Map (DL) ✓<br>Fee: \$9,695                  | <input type="checkbox"/> Variance (V)<br>Fee:   |
| <input type="checkbox"/> Rezone (Reclassification) (Z)<br>Fee:                   | <input type="checkbox"/> Design Review (DR)<br>Commercial Fee:<br>Residential Fee:<br>Signs Fee: | <input type="checkbox"/> Oak Tree Preservation Plan Permit<br>Planning Commission Fee:<br>City Council Fee:   |
| <input type="checkbox"/> General Development Plan (PDG)<br>Fee:                  |  | <input type="checkbox"/> Modification to Approved Projects<br>Fee:  |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: |  | _____ File Number   |

### Environmental Requirements: (STAFF)

- Exempt - \$520
- Negative Declaration –
- Mitigated Negative Declaration –
- EIR – See Fee Schedule



## UNIVERSAL APPLICATION FORM (CONT.)

| GENERAL PLAN DESIGNATION: | PROPERTY DATA:   | UTILITIES:   |   |
|---------------------------|--|--|---|
|                           |  | EXISTING   | PROPOSED  |
| Existing: <u>MU</u>       | Acres: <u>11.85</u>                                    | <input checked="" type="checkbox"/> Pub. Sewer           | <input checked="" type="checkbox"/> Pub. Sewer  |
| Proposed: <u>MU</u>       | Square Feet: <u>516,001</u>                            | <input type="checkbox"/> Septic Sewer                    | <input type="checkbox"/> Septic Sewer           |
| <b>Zoning:</b>            | Dimensions: _____                                      | <input checked="" type="checkbox"/> Pub. Water           | <input checked="" type="checkbox"/> Pub. Water  |
| Existing: <u>PD-C</u>     | No. of Units: <u>3 PARCELS</u>                         | <input type="checkbox"/> Well Water                      | <input type="checkbox"/> Well Water             |
| Proposed: <u>PD-C</u>     | Building Size: <u>NA</u>                               | <input checked="" type="checkbox"/> Electricity          | <input checked="" type="checkbox"/> Electricity |
|                           | Proposed Parking: <u>NA</u>                            | <input checked="" type="checkbox"/> Gas                  | <input checked="" type="checkbox"/> Gas         |
|                           | Required Parking: <u>NA</u>                            | <input checked="" type="checkbox"/> Cable                | <input checked="" type="checkbox"/> Cable       |
|                           | Access: <u>FROM WHITNEY RANCH RD W. CHEETAH STREET</u> | <i>EXISTING UTILITIES IN STREETS ADJACENT TO PARCEL.</i> |   |

**PROJECT REQUEST:** THREE PARCEL SPLIT OF AN 11.85acre MU DESIGNATED PROPERTY. PARCELS 1 AND 2 WILL BE COMMERCIAL USE. PARCEL 3 WILL BE MEDIUM DENSITY RESIDENTIAL.

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*(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: PETER SAETES, PRESIDENT  
OAKWOOD TRAILS TV LLC, A CALIF.  
LIMITED LIABILITY  
COMPANY

ADDRESS: B224 RESIDENCIA

CITY: NEWPORT BEACH STATE: CA ZIP: 92660

PHONE NUMBER: 916-628-7778

EMAIL ADDRESS: peter@saetesinvestments.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): CLAYBAR ENGINEERING INC.

CONTACT: DENNIS BARKSDALE, P.E., P.L.S.

ADDRESS 9354B ELK GROVE FLORIN ROAD

CITY: ELK GROVE STATE: CA ZIP: 95624

PHONE NUMBER: 916-684-7301 OFFICE, 916-207-9026 CELL.

EMAIL ADDRESS: dcb@claybar.com


FAX NUMBER: \_\_\_\_\_

SIGNATURE OF APPLICANT



**AGENT AUTHORIZATION FORM**

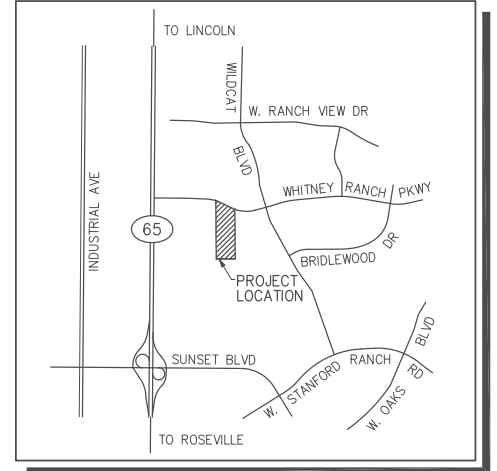
Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

|   |
|---|
| Project Name: <b>WILD CAT WEST TENTATIVE PARCEL MAP</b>   |
| Location: <b>SOUTHWEST CORNER OF WHITNEY RANCH PKWY. &amp; CHERRY STREET</b>  |
| Assessors Parcel Number(s): <b>017-171-039-000</b>  |
| Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):<br><b>TENTATIVE PARCEL MAP</b>  |
| Name of person and / or firm authorized to represent property owner (Please print):<br><b>CLAYBAR ENGINEERING INC., DENNIS BARKSDALE</b>  |
| Address (Including City, State, and Zip Code):<br><b>9354-B ELK GROVE FLORIN ROAD<br/>ELK GROVE, CA 95624</b>   |
| Phone Number: <b>916-207-9026</b>   |
| Fax Number:   |
| Email Address: <b>dcb@claybar.com</b>   |
| The above named person or firm is authorized as:<br>Agent ( <input checked="" type="checkbox"/> ) Buyer ( ) Lessee ( )  |
| The above named person or firm is authorized to (check all that are applicable):<br>( <input checked="" type="checkbox"/> ) File any and all papers in conjunction with the aforementioned request, including signing the application<br>( <input checked="" type="checkbox"/> ) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.<br>( ) Sign any and all papers in my stead, with the exception of the application form. |
| The duration and validity of this authorization shall be:<br>( <input checked="" type="checkbox"/> ) Unrestricted ( ) Valid until:  |
| Owners Authorization Signature & Date:<br> 9/11/21   |
| Owners Name (Please Print): <b>PETER SAETES, PRESIDENT OAKWOOD TRAILS TV LLS</b>  |
| Owners Address (Including City, State, and Zip Code):<br><b>8224 RESIDENCIA<br/>NEWPORT BEACH, CA. 92660</b>  |
| Phone Number: <b>916-628-7778</b>   |
| Email Address: <b>peter@saetesinvestments.com</b>   |

# THE WILDCAT WEST TENTATIVE PARCEL MAP

LOT 3 AS SHOWN ON THE MAP ENTITLED "LARGE LOT SUBDIVISION WHITNEY RANCH SUBDIVISION NO. SD-2003-2 FILED IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY, CALIFORNIA ON OCTOBER 6, 2004 IN BOOK Z OF MAPS, AT PAGE 94, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 4, 2007 AS INSTRUMENT NO. 2007-0056099 O.R. LOCATED IN THE CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA PREPARED AUGUST 2021

**CLAYBAR ENGINEERING, INC**  
9354 ELK GROVE-FLORIN ROAD  
ELK GROVE, CA 95624  
Ph.: 916-684-7301



## VICINITY MAP N.T.S.

**OWNER:**  
OAKWOOD TRAILS 7V LLC,  
8224 RESIDENCIA  
NEWPORT BEACH, CA 92660  
PETER SAETES, MANAGER/OWNER  
Ph.: 916-502-4058

**APPLICANT/ENGINEER:**  
CLAYBAR ENGINEERING, INC  
9354 ELK GROVE-FLORIN RD.  
ELK GROVE, CA 95624  
Ph.: 916-684-7301 OFFICE  
CONTACT: DENNIS BARKSDALE, P.E., P.L.S.

**PROPERTY LOCATION:**  
SOUTHWEST CORNER OF WHITNEY RANCH PARKWAY  
ROCKLIN, CALIFORNIA

**PROPERTY ASSESSOR'S PARCEL NUMBER:**  
017-171-039

**PROJECT DATA:**  
NUMBER OF PARCELS: 3  
TOTAL PROJECT AREA: 516,001 S.F. GROSS  
11,846 AC. GROSS

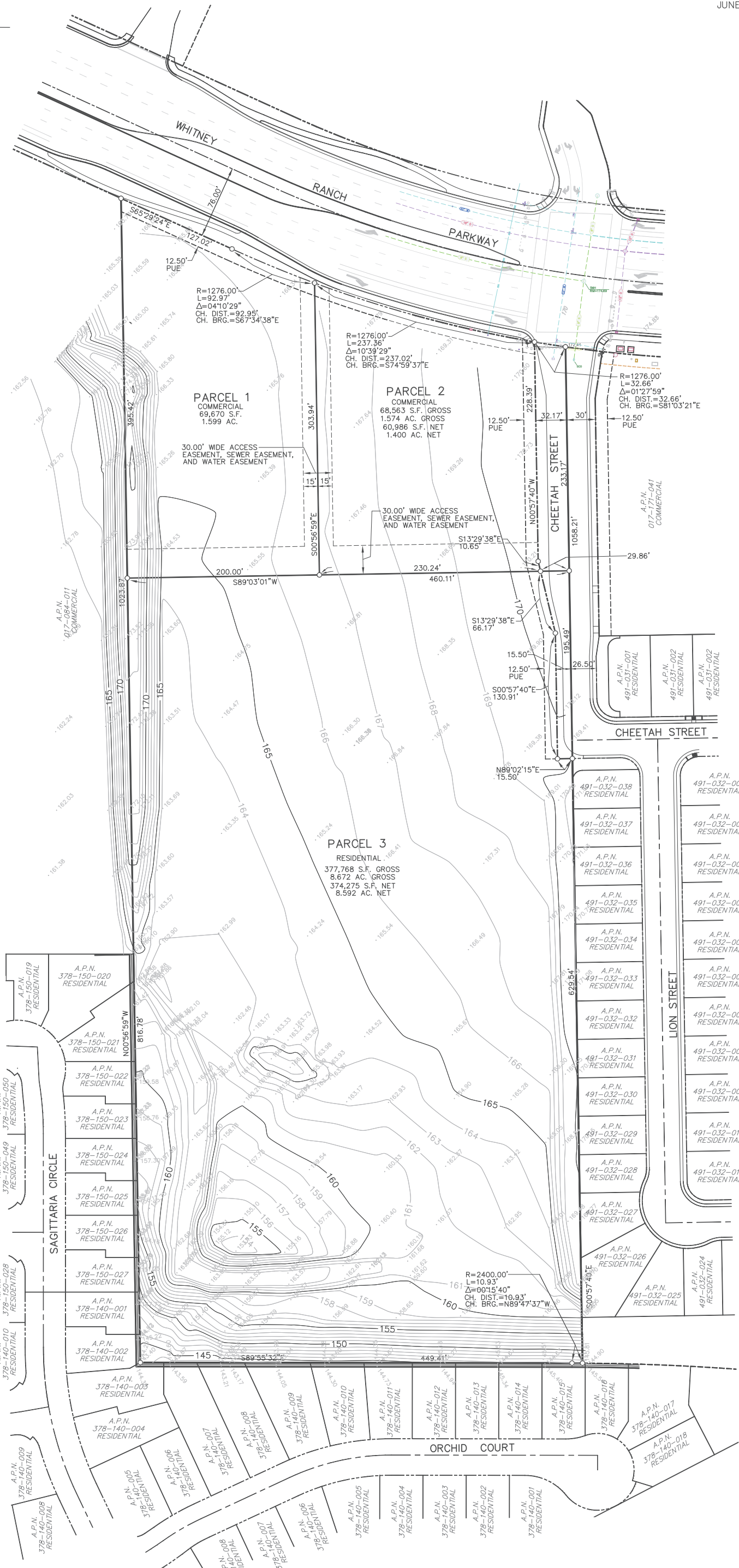
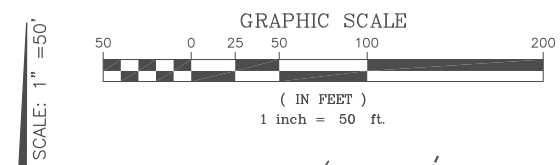
PARCEL 1: 69,670 S.F.-1.599 AC. GROSS  
PARCEL 2: 68,563 S.F.-1.574 AC. GROSS  
60,986 S.F.-1.400 AC. NET  
PARCEL 3: 377,768 S.F.-8.672 AC. GROSS  
374,275 S.F.-8.592 AC. NET

**PRESENT USE:** VACANT  
**EXISTING ZONING:** MIXED USE- MU  
**PROPOSED ZONING:** MIXED USE- COMMERCIAL AND RESIDENTIAL  
PARCELS 1, 2, AND 3-PD-C  
(PLANNED DEVELOPMENT COMMERCIAL)  
PARCEL 4-RESIDENTIAL

**WATER:** PUBLIC-PLACER COUNTY WATER AGENCY  
**SANITARY SEWER:** PUBLIC-SOUTH PLACER MUNICIPAL UTILITY AGENCY  
**STORM DRAIN:** CITY OF ROCKLIN  
**FIRE DISTRICT:** CITY OF ROCKLIN  
**UTILITIES:** P.G. & E. (GAS AND ELEC.)  
**CABLE/PHONE:** FRONTIER, AT&T, COMCAST, SUREWEST  
**SCHOOL DISTRICT:** ROCKLIN UNIFIED SCHOOL DISTRICT

**FLOOD ZONE NOTE:**  
THE PROPERTY IS LOCATED IN A "X" ZONE INDICATING THAT THE PROPERTY IS SITUATED IN AN AREA THAT IS NOT SUBJECT TO A 100 YEAR STORM EVENT AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 06061C0933H, EFFECTIVE DATE NOVEMBER 2, 2018.

**EXISTING TREE NOTE:**  
NO TREES ARE TO BE REMOVED OR DISTURBED AS PART OF THIS PARCEL MAP.



THIS PRELIMINARY MAP WAS PREPARED BY ME OR UNDER MY DIRECTION:

*Dennis C. Barksdale*  
DENNIS C. BARKSDALE, P.L.S.  
9/15/2021  
DATE:

