



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: July 23, 2018

Project Name and Requested Approvals:

SUNSET BOULEVARD TENTATIVE PARCEL MAP
DIVISION OF LAND, DL2018-0004

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to allow the division of a 2-acre parcel into two parcels. Parcel 1 is proposed at 1.21 acres and Parcel 2 at 0.79 acres. The property has been used in the past as a Park and Ride. It is currently vacant of any structures and contains the parking lot, landscaping, and lighting. No development is proposed as part of this project.

Location:

The subject site is located at the northwest corner of Sunset Boulevard and Pebble Creek Drive. Assessor's Parcel Number (APN) 016-450-016.

Existing Land Use Designations:

The property is zoned Planned Development Mixed Use (PD-MU) within the Stanford Ranch General Development Plan.

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 Division, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The property owner/applicant is Stanford Ranch I, 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: Sunset Boulevard Parcel Map

LOCATION: Northwest corner of Sunset Boulevard and Pebble Creek Drive

ASSESSOR'S PARCEL NUMBERS: 016-450-016

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

FILE NUMBERS (STAFF): _____ FEES: _____

RECEIPT NO.: _____

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 |

_____ 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 |

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MU</u>	Acres: <u>2.0</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>MU</u>	Square Feet: <u>87,095</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>300X250 IRR</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>PD-MU</u>	No. of Units: <u>2</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-MU</u>	Building Size: <u>N/A</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: <u>N/A</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>N/A</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: <u>N/A</u>		

PROJECT REQUEST: We are requesting a Tentative Parcel Map to divide 2.0 acres into 2 parcels. There currently isn't a definitive plan for the site. This property was previously City of Rocklin property used as a Park and Ride. There is a parking lot and landscaping.

(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: Stanford Ranch I, LLC

ADDRESS: 3140 Peacekeeper Way

CITY: McClellan STATE: CA ZIP: 95652

PHONE NUMBER: (916) 965-7100

EMAIL ADDRESS: dkelley@mcclellanpark.com

FAX NUMBER: (916) 640-0630

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): same as owner

CONTACT: _____


ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

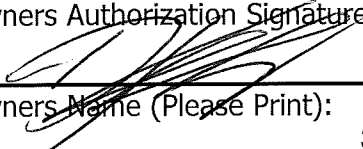
EMAIL ADDRESS: _____

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:	Sunset Boulevard Parcel Map
Location:	Northwest corner Sunset Blvd. and Pebble Creek Drive
Assessors Parcel Number(s):	016-450-016
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): Baker Williams Engineering Group	
Address (Including City, State, and Zip Code): 6020 Rutland Drive, Suite 19, Carmichael, CA 95608	
Phone Number:	(916) 331-4336
Fax Number:	(916) 331-4430
Email Address:	dcobbs@bwengineers.com
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): (<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. () 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 (<input checked="" type="checkbox"/>) Valid until: Approval	
Owners Authorization Signature & Date:  7/16/18	
Owners Name (Please Print): Stanford Ranch I, LLC	
Owners Address (Including City, State, and Zip Code): 3140 Peacekeeper Way McClellan, ca 95652	
Phone Number:	(916) 965-7100
Email Address:	dkelley@mcclellanpark.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.

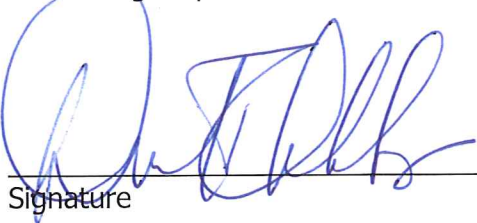
Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

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, David Cobbs, 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

7/12/18
Date

**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, 2018, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,280.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,168.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,330.75 and \$3,218.00 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.

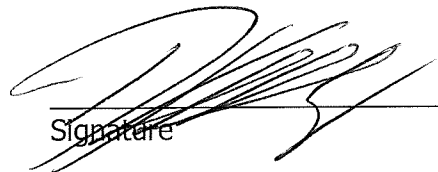
PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a ***De Minimis Impact Finding*** has been eliminated. (Section 711.4 Fish and Game Code).

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

 _____
Signature Date 7/16/15

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: 7/16/18

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.

DENTON KELLEY
Applicant's Name (printed)

[Signature] 7/16/18
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) Northwest corner Sunset Boulevard and Pebble Creek Drive

ASSESSORS PARCEL # 016-450-016

NAME OF PROJECT Sunset Boulevard Parcel Map

CONTACT/APPLICANT Baker Williams Engineering Group

ADDRESS 6020 Rutland Drive, Ste. 19, Carmichael, CA 95608

PHONE (916) 331-4336

EMAIL dcobbs@bwengineers.com

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

We intend to split this 2.0 acre parcel into 2 parcels of 1.2 acres and 0.8 acres in size.

Property size: 87,095
Square Feet

2.0
Acres

Land Use: MU
Existing

MU
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. N/A

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
<u>N/A</u>			

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: This property was previously used as a Park and Ride parking lot.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
There is a parking lot and typical landscaping

2. What are the surrounding land uses?
East PD-C West PD-20 North PD-6 South PD-C
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? N/A
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site N/A at this time
 - b. Deposited on the site N/A at this time
 - c. Removed from the site N/A at this timeDisposal site N/A
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? Yes
What types? Typical Landscaping trees
Are any to be removed or transplanted? Not at this time
State the location of transplant site: N/A
State the number & species to be removed: N/A
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?
N/A

During permanent operation? _____
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?
N/A
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? N/A
23. How close is the nearest school? 0.3 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: _____
 Number of floors/stories: _____
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: _____
 Project site coverage: Building _____ sq.ft. _____ %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %
 Exterior building materials: _____
 Exterior building colors: _____
 Wall and/or fencing material: _____
 Total number of off-street parking spaces required: _____ Provided: _____
 Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? N/A
 Location and screening method _____

26. RESIDENTIAL PROJECTS

Total lots 2 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): N/A
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy/Building capacity: _____
 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? N/A

29. Will the proposed use involve any toxic or hazardous material? N/A
Is the project site within 2,000 feet of an identified hazardous/toxic site? _____
Is the project site within 2,000 feet of a school or hospital? _____
If the project involves any hazardous material, explain: _____

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? N/A
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? N/A
If yes, explain _____
34. How close is the project to the nearest public park or recreation area? 0.35 miles
35. What school districts will be affected by this project? Rocklin Unified
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 P.G. & E.
Telephone A.T. & T. and Consolidated
Water City of Rocklin
Sewer SPMUD
Storm Drainage City of Rocklin
Solid Waste Recology Auburn Placer
38. Will the project block any vista or view currently enjoyed by the public? N/A
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? _____

