



## New Project Information

The City of Rocklin is 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

**Application Received:** July 24, 2020

**Project Name and Requested Approvals:**

ROCKLIN CORPORATE CENTER GPA/REZONE

GENERAL PLAN AMENDMENT, GPA2020-0003

GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2020-0001

REZONE, Z2020-0001

**Staff Description of Project:**

Request for approval of a General Plan Amendment, General Development Plan Amendment, and Rezone to change the general plan land use designation from Light Industrial (LI) to High Density Residential (HDR) and to amend the Stanford Ranch General Development Plan to change the zoning from Planned Development Industrial Park (PD-IP) to Residential 20 Dwellings per Acre (RD-20). No development is proposed as part of this project.

**Location:**

Northwest of the intersection of West Oaks Boulevard and W Lonetree Boulevard, south of Atherton Road. APNs 017-281-014 & -015.

**Existing Land Use Designations:**

The property is designated Light Industrial (LI) in the Rocklin General Plan and is zoned Planned Development Industrial Park (PD-IP) in the Stanford Ranch General Development Plan

This project XX does /      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) has tentatively identified a Mitigated Negative Declaration as the appropriate level of review for this project.

**Applicant & Property Owner:**

The applicant is Lowell Development, Inc. and the property owner is Rocklin Corporate Center, LLC

**Attached Information:**

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>

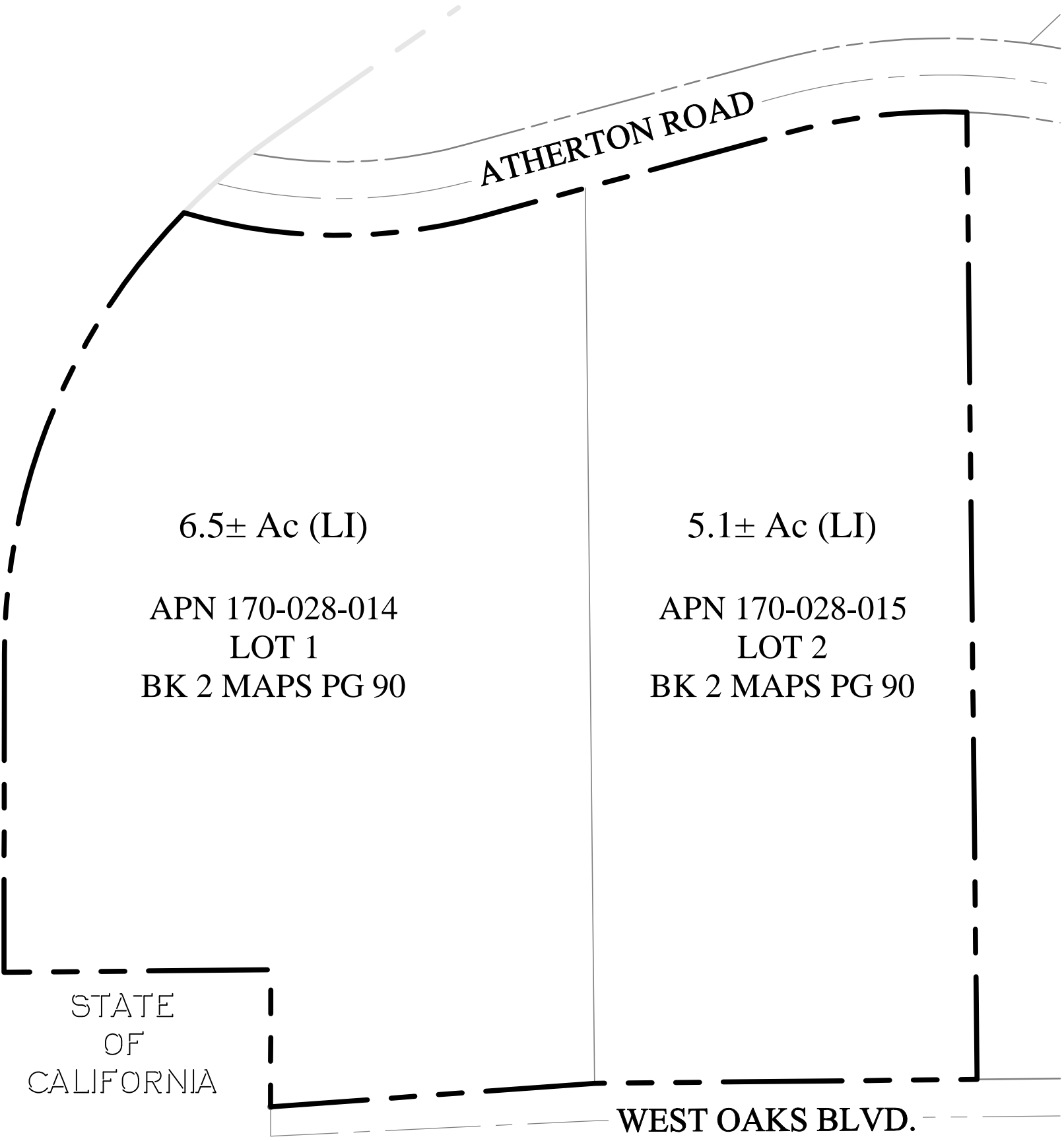
# ROCKLIN CORPORATE CENTER

## GENERAL PLAN AMENDMENT

ROCKLIN, CALIFORNIA

AUGUST 2020

SHEET 1 OF 1



### EXISTING GENERAL PLAN

6.5± Acres Light Industrial (LI)

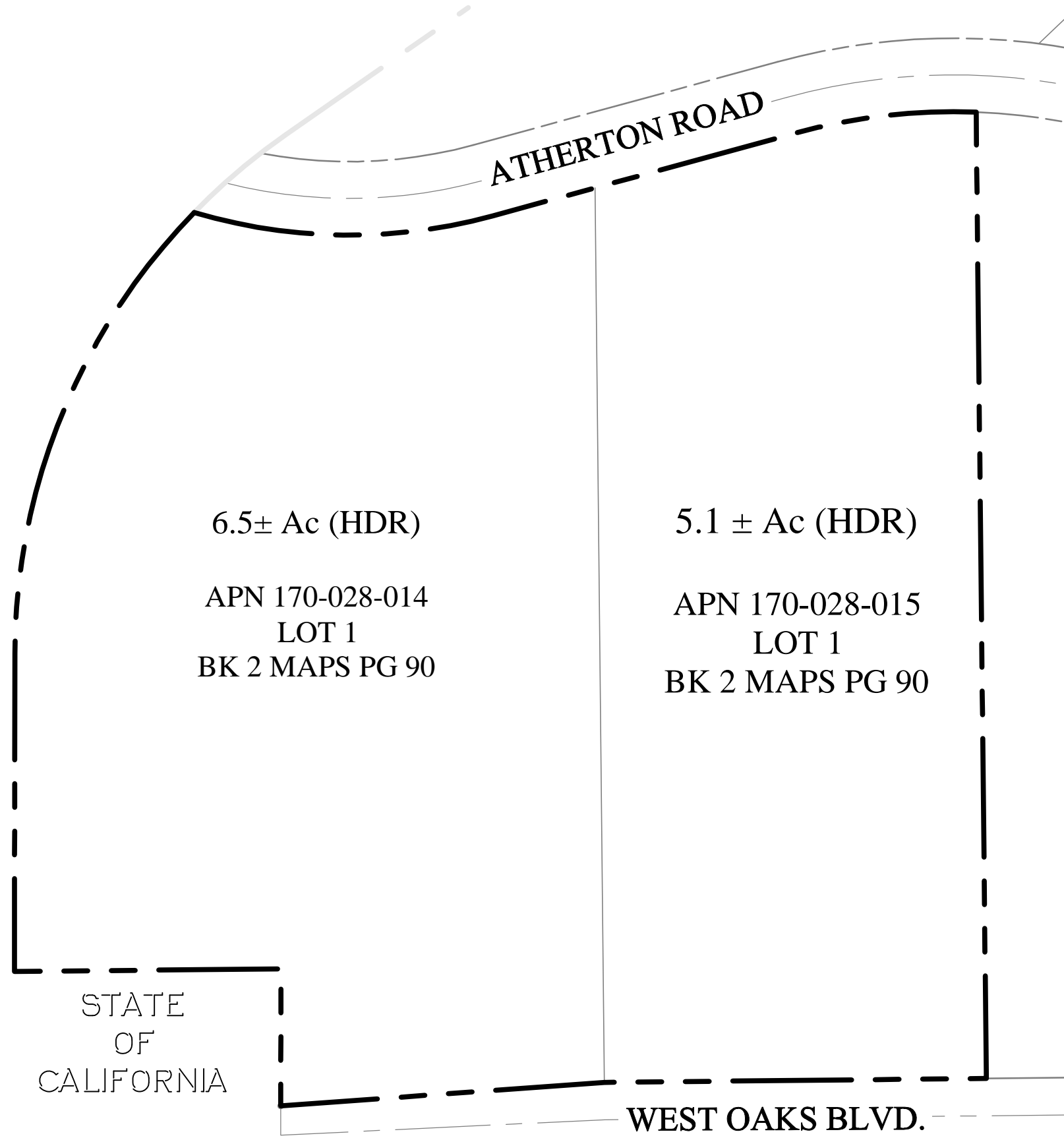
5.1± Acres Light Industrial (LI)

### LEGEND

----- PROPOSED LOT LINE  
----- ADJACENT EXISTING LOT LINES

### OWNER

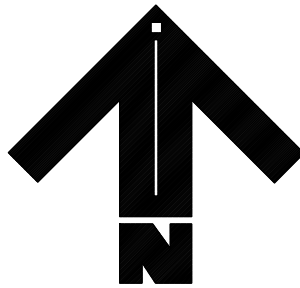
ROCKLIN CORPORATE CENTER, LLC



### PROPOSED GENERAL PLAN

6.5± Acres High Density Residential (HDR)

5.1± Acres High Density Residential (HDR)



100 0 50 100 200

SCALE: 1" = 100

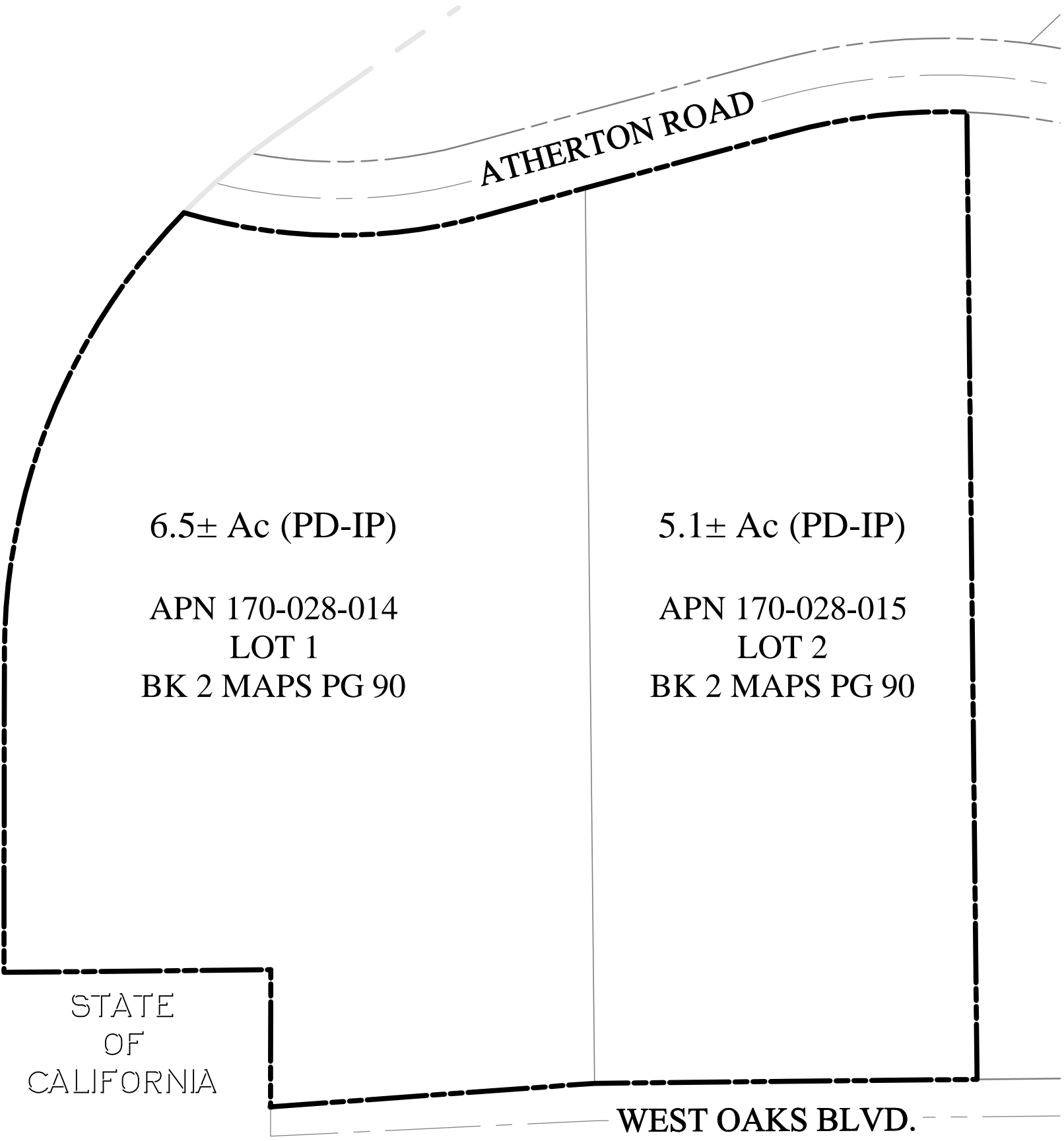
# ROCKLIN CORPORATE CENTER

## REZONE EXHIBIT

ROCKLIN, CALIFORNIA

AUGUST 2020

SHEET 1 OF 1



### EXISTING PARCELS & ZONING

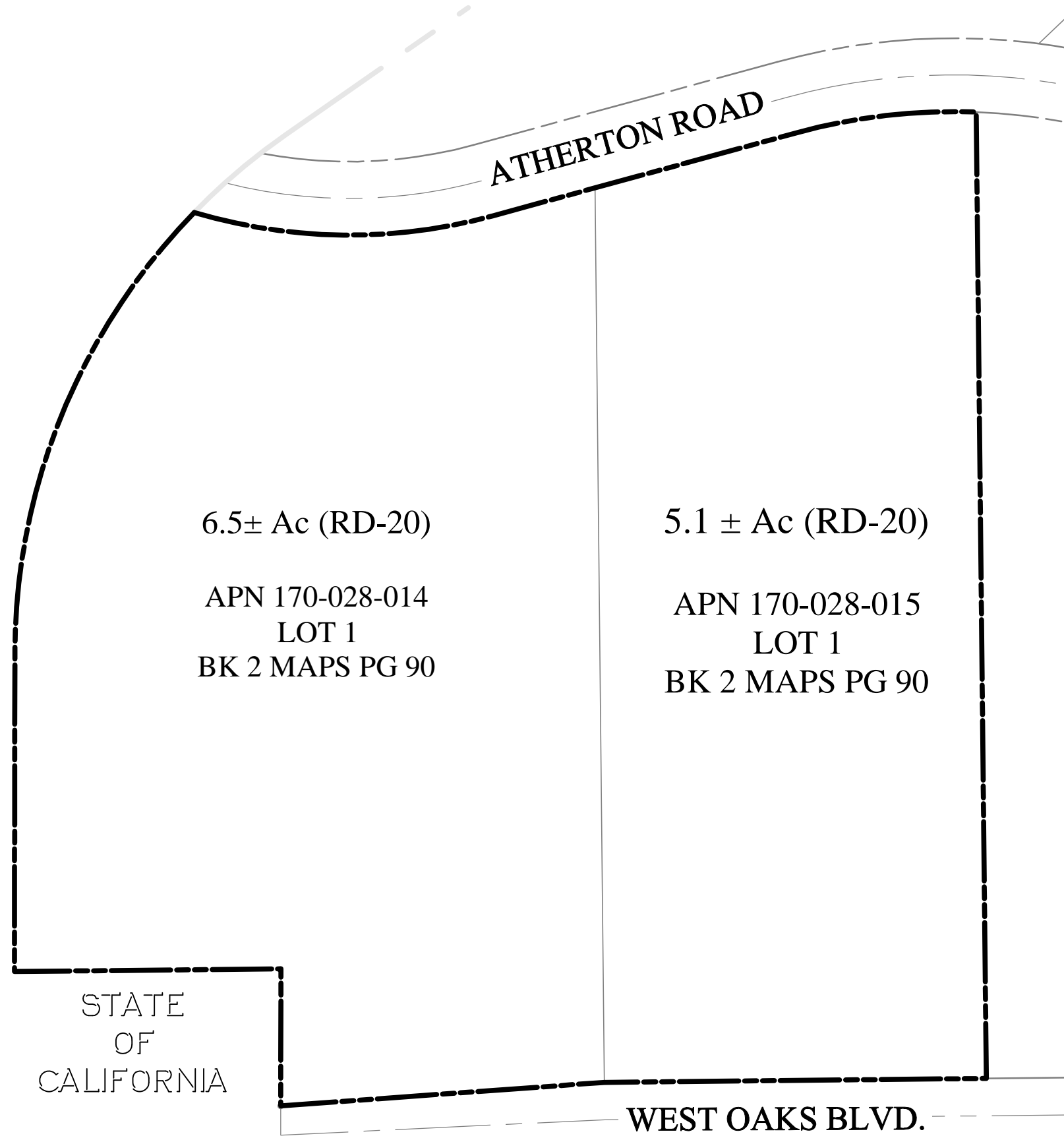
6.5± Acres Planned Development—Industrial Park (PD—IP)  
5.1± Acres Planned Development—Industrial Park (PD—IP)

### LEGEND

--- PROPOSED LOT LINE  
--- ADJACENT EXISTING LOT LINES

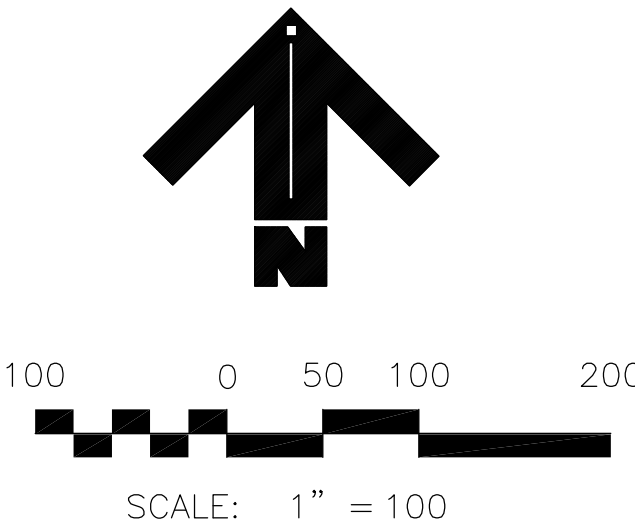
### OWNER

ROCKLIN CORPORATE CENTER, LLC



### PROPOSED PARCELS & ZONING

6.5± Acres High Density Residential (RD—20)  
5.1± Acres High Density Residential (RD—20)





# 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:** Rocklin Corporate Center GPA/Rezone

**LOCATION:** Between Atherton Road and West Oaks Blvd., east of Lonetree Blvd.

**ASSESSOR'S PARCEL NUMBERS:** 017-281-014 and -015

**DATE OF APPLICATION (STAFF):** 7/24/2020 **RECEIVED BY (STAFF INITIALS):** [Signature]

**FILE NUMBERS (STAFF):** GPA 2020-0003 22020-0001 **FEES:** \$23,030.00

**RECEIPT No.:** PDG2020-0001

### 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 checked="" 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 type="checkbox"/> Tentative Parcel Map (DL)<br>Fee:                                       | <input type="checkbox"/> Variance (V)<br>Fee:   |
| <input checked="" 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 checked="" type="checkbox"/> General Development Plan (PDG)<br>Fee:                                  |  | <input type="checkbox"/> Modification to Approved Projects<br>Fee:<br>File Number:  |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: 17,347.00 GPA 2 |  |   |

### Environmental Requirements: (STAFF)

- ☐ Exempt -  
☐ Negative Declaration -

- ☒ Mitigated Negative Declaration - 5683.00  
☐ EIR - See Fee Schedule

JUL 24 2020

## UNIVERSAL APPLICATION FORM (CONT.)

<b>GENERAL PLAN DESIGNATION:</b>	<b>PROPERTY DATA:</b>	<b>UTILITIES:</b>	
Existing: <input style="width: 50px;" type="text" value="LI"/>	Acres: <input style="width: 100px;" type="text" value="11.6"/>	<b>EXISTING</b>	<b>PROPOSED</b>
Proposed: <input style="width: 50px;" type="text" value="HDR"/>	Square Feet: <input style="width: 100px;" type="text"/>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
<b>ZONING:</b>	Dimensions: <input style="width: 100px;" type="text"/>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <input style="width: 50px;" type="text" value="PD-BP"/>	No. of Units: <input style="width: 100px;" type="text"/>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <input style="width: 50px;" type="text" value="HDR"/>	Building Size: <input style="width: 100px;" type="text"/>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <input style="width: 100px;" type="text"/>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <input style="width: 100px;" type="text"/>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Access: <input style="width: 100px;" type="text"/>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

### PROJECT REQUEST:

A general plan amendment from Light Industrial (LI) to High Density Residential (HDR) and a zoning change from PD-BP to HDR. This application is for land use designation changes only. There is no specific project entitlement, e.g., conditional use permit or subdivision map, requested as part of this application.

*(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: Rocklin Corporate Center, LLC  
ADDRESS: 1504 Eureka Road, Suite 220  
CITY: Roseville STATE: CA ZIP: 95661  
PHONE NUMBER: 916 768 8420  
MAIL ADDRESS: same as above  
FAX NUMBER: PLEASE PROVIDE 916-787-0720

**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): Lowell Development, Inc.

CONTACT: Todd Lowell

ADDRESS: 4612 Ottawa Court

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: (916) 660-1720

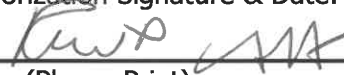
EMAIL ADDRESS: todd@lowelldev.com

FAX NUMBER: (916) 786-0529

**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: Rocklin Corporate Center GPA/Rezone
Location: Between Atherton Road and West Oaks Blvd., east of Lonetree Blvd.
Assessors Parcel Number(s): 017-281-014 and -015
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):
Todd Lowell, Lowell Development, Inc.
Address (Including City, State, and Zip Code):
4612 Ottawa Court, Rocklin, CA 95765
Phone Number: (916) 660-1720
Fax Number: (916) 786-0529
Email Address: todd@lowelldev.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:
 7.22.2020
Owners Name (Please Print): Rich Griffin, Manager, Rocklin Corporate Center, LLC
Owners Address (Including City, State, and Zip Code):
1504 Eureka Road, Suite 220, Roseville, CA 95661
Phone Number: 916 768 8470
Email Address: rpg@surewest.net

**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."

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There ☐ **are** ☒ **are not** (check one) owner(s) of record of preserved mineral rights on the subject property and I, \_\_\_\_\_, the applicant or applicant's representative, ☐ **have** ☒ **have not** (check 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

7-22-2020  
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, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 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.

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I, Todd Lowell, the applicant or applicant's representative, have read the information above and understand its meaning.

 7-24-20  
Signature Date

## 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, ☒ 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: 7-22-2020

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.

Lowell Development, Inc.

**Applicant's Name (printed)**


7-24-20  
 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)

<b>LOCATION OF PROJECT (ADDRESS)</b>	Vacant land between Atherton Road and West Oaks Blvd., east of Lonetree Blvd.
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**ASSESSORS PARCEL #** 017-281-014 and -015

<b>NAME OF PROJECT</b>	Rocklin Corporate Center GPA/Rezone
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<b>CONTACT/APPLICANT</b>	Lowell Development, Inc./Todd Lowell
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**ADDRESS**

4612 Ottawa Court, Rocklin, CA 95765

**PHONE** (916) 660 1720

**EMAIL** [todd@lowelldev.com](mailto:todd@lowelldev.com)

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

A general plan amendment from Light Industrial (LI) to High Density Residential (HDR) and a zoning change from PD-BP to HDR. This application is for land use designation changes only. There is no specific project entitlement, e.g., conditional use permit or subdivision map, requested as part of this application.

Property size:	<u>11.6</u>
	<u>Square Feet</u>
	<u>Acres</u>
Land Use:	<u>LI</u>
	<u>HDR</u>
	<u>Existing</u>
	<u>Proposed</u>

**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. \_\_\_\_\_

None. This is not a part or a portion of a larger project.

**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: The property is part of the Standard Ranch General Development Plan, for which an EIR was previously prepared and certified.

**OTHER REQUIRED PERMITS OR APPROVALS:**

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
None			

**PREVIOUS LAND USES:** Describe existing and previous land uses of the site for the last 10 years or more: Vacant land that has never been developed.

## SITE CHARACTERISTICS

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

There are no trees, rock outcroppings or other notable natural features present on the site. The site is undeveloped, raw land.

2. What are the surrounding land uses?

East Vacant land West Light industrial North Vacant land South High density res.

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? No

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

The application materials include an Environmental Site Assessment, Wallace-Kuhl, Associates, Inc., 1999. The site assessment notes the soil types to be Alamo Variant clay, Exchequer Rock outcrop, and Inks-Exchequer.

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

a. Moved within the site No grading is proposed

b. Deposited on the site \_\_\_\_\_

c. Removed from the site \_\_\_\_\_

Disposal site \_\_\_\_\_

7. Are there any streams or permanent water courses on the site? Yes  
Describe \_\_\_\_\_

The Pleasant Grove Creek Tributary runs generally along the western line of APN 017-281-014. This is shown Longmeadow Parcels Aquatic Resources Delineation Revision, Ecorp Consulting, March 9, 2020, a copy of which is attached.

8. Will the proposed project change drainage patterns or the quality of groundwater? No  
If so explain. If not, why not.

9. Will the project affect any drainage channel, creek, pond or any other water body? No  
Describe below: No construction is proposed.

10. Is any portion of the property located in a flood plain? Yes  
If so describe The portion of the project site along the Pleasant Grove Creek Tributary is designated Zone AE Floodway. The great majority of the site is designated as Zone X, outside of the floodplain.
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? Yes. An aquatic resources delineation of the site has been prepared by Ecorp Consulting, which has been approved by the U.S. Army Corps of Engineers. A copy of approval is attached.
12. Are there any trees or shrubs on the project site? No  
What types? \_\_\_\_\_  
Are any to be removed or transplanted? \_\_\_\_\_  
State the location of transplant site: \_\_\_\_\_  
State the number & species to be removed: \_\_\_\_\_
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?  
No construction is proposed under this application, so no equipment will be used.  
During permanent operation? An Air Quality/Greenhouse Gas Impact Analysis, July 2020, has been prepared by Raney Planning & Management, Inc.
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.  
No construction is proposed under this application.
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: No, no construction is proposed under this application.
18. Will the project create any new light source, other than street lighting? If yes, describe below:  
No, no construction is proposed under this application.
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, no construction is proposed under this application.
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? Rocklin Academy Gateway is approx. 1/3 mile south of the site.

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)  
 Size of new structure(s) or addition in gross square feet: No construction is proposed  
 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? No  
 Location and screening method \_\_\_\_\_

26. RESIDENTIAL PROJECTS

Total lots 0 Total dwelling units 0  
 Density/acre 15.5 du+/ac. Total acreage 11.6

	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): No construction is proposed under this application.  
 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? None



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? \_\_\_\_\_  
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? No construction is proposed.
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? See application transmittal letter.
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? 600 feet to Kathy Lund Park
35. What school districts will be affected by this project? Rocklin Unified School District, Sierra College Dist.
36. Describe energy-efficient features included in the project.  
No construction is proposed under this application.
37. Describe how the following services or utilities will be provided:  
Power and Natural Gas PG&E  
Telephone Wave Broadband  
Water PCWA  
Sewer SPMUD  
Storm Drainage City of Rocklin  
Solid Waste Recology
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? \_\_\_\_\_