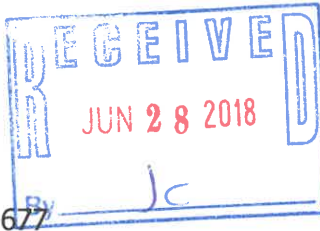




# City of Rocklin

Planning Division  
3970 Rocklin Road  
Rocklin, California 95677  
Phone (916) 625-5160 FAX (916) 625-5195



## UNIVERSAL APPLICATION FORM

**NAME OF PROJECT:** Blue Oaks Marketplace

**LOCATION:** 6815 & 6851 Lonetree Blvd

**ASSESSOR'S PARCEL NUMBERS:** 365-020-048 & 365-020-049

**DATE OF APPLICATION (STAFF):** 6/29/18 **RECEIVED BY (STAFF INITIALS):** Jc

**FILE NUMBERS (STAFF):** DL 2018-0003 **FEES:** \$11,165.00

**RECEIPT No.:** R26733/ R26734

### 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:** 2/5/18 (via email) 1/12/18

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)<br>Fee: \$11,434 (< 100 Acres)<br>\$ 2,565 (each add'l 100 Acres)                | <input type="checkbox"/> Tentative Subdivision Map (SD)<br>Fee: \$17,715 (1 <sup>st</sup> 50 lots)<br>\$2,188 (each add'l 50 lots)<br>\$10,337 Modification | <input type="checkbox"/> Use Permit (U)<br><input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888<br><input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496<br><input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)<br>Fee: \$9,846 < 20 acres<br>\$10,850 > 20 acres                               | <input checked="" type="checkbox"/> Tentative Parcel Map (DL)<br>Fee: \$9,888   | <input type="checkbox"/> Variance (V)<br>Fee: \$5,036  |
| <input type="checkbox"/> General Development Plan (PDG)<br>Fee: \$13,475   | <input type="checkbox"/> Design Review (DR)<br>Commercial Fee: \$9,888<br>Residential Fee: \$6,097<br>Signs Fee: \$4,233                                    | <input type="checkbox"/> Oak Tree Preservation Plan Permit<br>Planning Commission Fee: \$ 915<br>City Council Fee: \$1,232   |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)<br>Fee: \$15,845<br>\$2,142 (each add'l 50 lots or 100 acres) |   | <input type="checkbox"/> Modification to Approved Projects<br>Fee: \$3,481   |

File Number \_\_\_\_\_

- Environmental Requirements: (STAFF)**
- |  |  |
|--|--|
| <input checked="" 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>RC</u>	Acres: <u>12.15 AC</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>RC</u>	Square Feet: _____	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
<b>Zoning:</b>	Dimensions: <u>773'x617'</u>	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-C</u>	No. of Units: <u>7 Parcels</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-C</u>	Building Size: <u>Existing</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: <u>465 Exist</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: <u>Existing</u>	<input checked="" type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: <u>Existing</u>		

**PROJECT REQUEST:** \_\_\_\_\_

Project is requesting to create 7 parcels within an existing developed center. Each building will have its own parcel. No improvements are proposed with this application.

\_\_\_\_\_

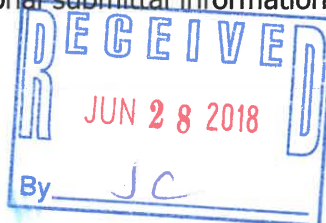
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*(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: Timber Soma Blue Oaks, LP attn: Ruchika Sidhu

ADDRESS: 55 New Montgomery St, Suite 615

CITY: San Francisco STATE: CA ZIP: 94105

PHONE NUMBER: (408) 834-5399

EMAIL ADDRESS: rsidhu@soma-capital.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): SAME

CONTACT: \_\_\_\_\_

ADDRESS \_\_\_\_\_

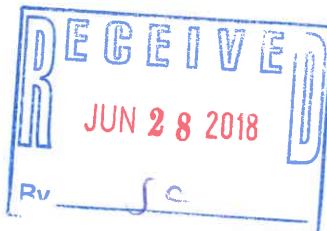
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_


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

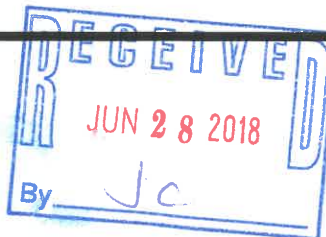
**SIGNATURE OF APPLICANT**



**AGENT AUTHORIZATION FORM**

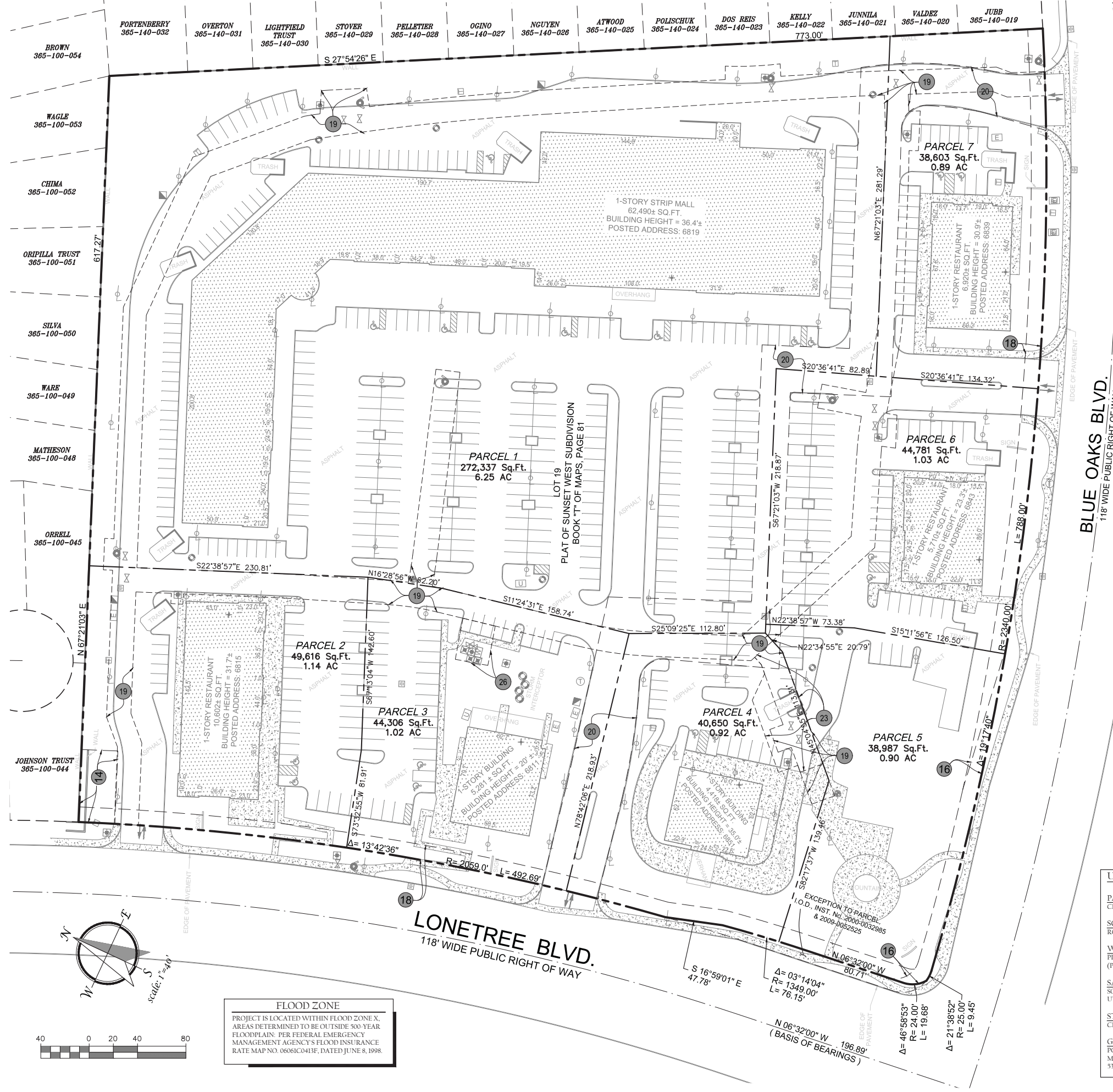
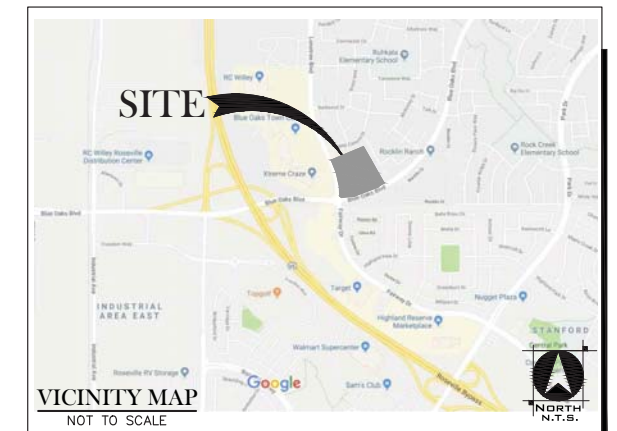
Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon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

Project Name: Blue Oaks Marketplace
Location: 6851 & 6815 Lonetree Blvd, Rocklin CA 95765
Assessors Parcel Number(s): 365-020-048 & 365-020-049
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Tentative Map
Name of person and / or firm authorized to represent property owner (Please print): TSD Engineering, Inc.; Casey Feickert
Address (Including City, State, and Zip Code): 785 Orchard Dr, Suite 110 Folsom, CA 95630
Phone Number: (916) 608-0707
Fax Number:
Email Address: cfeickert@tsdeng.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:  6/6/18
Owners Name (Please Print): Timber Soma Blue Oaks, LP
Owners Address (Including City, State, and Zip Code): 55 New Montgomery St, Suite 615 San Francisco, CA 94105
Phone Number: (408) 834-5399
Email Address: rsidhu@soma-capital.com



# TENTATIVE PARCEL MAP BLUE OAKS MARKETPLACE

ROCKLIN, CA



**BLUE OAKS BLVD.**  
118' WIDE PUBLIC RIGHT OF WAY

**LONETREE BLVD.**  
118' WIDE PUBLIC RIGHT OF WAY

### BRIGHTON PROJECT SUMMARY

**ASSESSORS PARCEL NO**  
365-020-048 & 365-020-049

**OWNER**  
TIMBER SOMA BLUE OAKS, LP  
35 NEW MONTGOMERY ST, SUITE 615  
SAN FRANCISCO, CA 94103  
CONTACT: RUCHIKA SIDHU  
RSIDHU@SOMA-CAPITAL.COM

**ENGINEER/PLANNER**  
TSD ENGINEERING, INC  
31 NATOMA ST #160  
FOLSOM, CA 95630  
ATTN: CASEY FEICKERT  
cfeickert@tsdeng.com

**LOT AREA**  
PARCEL 1 - 6.25 AC  
PARCEL 2 - 1.14 AC  
PARCEL 3 - 1.02 AC  
PARCEL 4 - 0.92 AC  
PARCEL 5 - 0.90 AC  
PARCEL 6 - 1.03 AC  
PARCEL 7 - 0.89 AC  
**TOTAL 12.15 AC**

**PROPOSED NUMBER OF PARCELS**  
7 PARCELS

**PROPOSED USE**  
COMMERCIAL/RETAIL

**ZONING**  
PD-C (PLANNED DEVELOPMENT COMMERCIAL WITHIN THE SUNSET GENERAL DEVELOPMENT PLAN)

**GENERAL PLAN**  
RC (RETAIL COMMERCIAL)

### UTILITY PROVIDERS

**PARK DISTRICT**  
CITY OF ROCKLIN

**SCHOOL DISTRICT**  
ROCKLIN UNIFIED

**WATER**  
PLACER COUNTY WATER AGENCY (PCWA)

**SANITARY SEWER**  
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

**STORM DRAIN**  
CITY OF ROCKLIN

**ELECTRIC**  
PG&E  
MARTY GRAGG  
530-889-3256

**TELEPHONE**  
AT&T  
GREG ELLIS  
530-888-2043

**CABLE**  
WAVE BROADBAND  
BOBBILYN TISDALE  
916-300-1535

**FIRE**  
CITY OF ROCKLIN

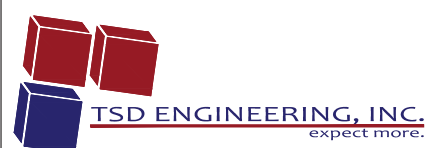
### ITEMS CORRESPONDING TO SCHEDULE B-II

14. An easement for communication and related facilities and incidental purposes, recorded February 15, 2000 as Instrument No. 2000-009551 of Official Records.  
In Favor of: Rossville Telephone Company  
As described therein  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
15. Intentionally deleted.
16. An easement for utility and incidental purposes, recorded May 12, 2000 as Instrument No. 2000-003296 of Official Records.  
In Favor of: City of Rocklin  
As described therein  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
17. The effect of a map purporting to show the land and other property, filed Book 16, Page 64 of Record of Surveys.  
**THIS ITEM IS A SURVEY BY OTHERS AND IS NEITHER CONTEST NOR CONFIRMED.**
18. An easement for public utility and incidental purposes, recorded January 27, 2004 as Instrument No. 2004-8597 of Official Records.  
In Favor of: City of Rocklin  
As described therein  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
19. An easement for right-of-way to construct, reconstruct, enlarge, maintain, repair, replace (of the initial or any other size) and operate a pipeline (and additional pipelines if necessary), canals, open ditches and appurtenant facilities, including but not limited to metering devices, gates, electrovalve/electronic equipment including poles, antennas, solar panels and electrical cabinets and devices for controlling electrolysis necessary to convey and/or meter water and incidental purposes, recorded June 9, 2004 as Instrument No. 2004-0075443 of Official Records.  
In Favor of: The Placer County Water Agency, a public body  
As described therein  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**  
Document re-recorded March 10, 2005 as Instrument No. 2005-0029150 of Official Records.
20. An easement for overland release drainage and incidental purposes, recorded June 30, 2004 as Instrument No. 2004-85355 of Official Records.  
In Favor of: City of Rocklin  
As described therein  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
21. The terms and provisions contained in the document entitled "Landscaping Maintenance Agreement Sunset West Lot 19, Blue Oaks Marketplace" recorded May 16, 2005 as Instrument No. 2005-0061643 of Official Records.  
**THIS ITEM REFERS TO ALL LANDSCAPE AREAS ALONG THE STREET FRONTS OF LONE TREE BOULEVARD AND BLUE OAKS BOULEVARD ON THE SURVEYED PROPERTY AND IN THE PUBLIC RIGHT OF WAY, HOWEVER THERE IS NOT A DESCRIPTION OF THE LANDSCAPE AREA, THEREFORE NOTHING IS PLOTTED AND SHOWN HEREON.**
23. An easement for water and incidental purposes, recorded September 7, 2007 as Instrument No. 2007-0007989 of Official Records.  
In Favor of: Placer County Water Agency, a public body  
As described therein  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**
26. An easement for water pipeline or pipelines, conduits and above and below ground appurtenant facilities and incidental purposes, recorded February 02, 2016 as Instrument No. 2016-0007557-00 of Official Records.  
In Favor of: Placer County Water Agency, a public body  
As described therein  
Terms and provisions contained in the above document.  
(Affects APN: 365-020-048-000)  
**THIS ITEM IS PLOTTED AND SHOWN HEREON.**

**FLOOD ZONE**  
PROJECT IS LOCATED WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 06061C0413F, DATED JUNE 8, 1998.



TENTATIVE PARCEL MAP  
MARCH 8, 2018



785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701