

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: December 18, 2019

Project Name and Requested Approvals:

LIFEHOUSE PARCEL MAP

TENTATIVE PARCEL MAP, DL2019-0005

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to subdivide one approximately 9.9-acre parcel into three commercial parcels. Parcel 1 would be approximately 2.1 acres, Parcel 2 would be 2.8 acres; and Parcel 3 (which contains the existing Lifehouse Church) would be 5 acres.

Location:

4800 Sierra College Boulevard. APN 045-052-029

Existing Land Use Designations:

The property is designated Retail Commercial (RC) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) in the Sierra College General Development Plan

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

Applicant & Property Owner:

The applicant is Michael Emmert and the property owner is Lifehouse Church.

Attached Information:

For additional detail, please visit the following link: https://www.rocklin.ca.us/post/



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:	•
NAME OF PROJECT: LIFEHOUSE FARIEL MAP LOCATION: 4800 STERRA COLLEGE PIND.	Racklin On 95677
ASSESSOR'S PARCEL NUMBERS: 045. 052. 029	7
DATE OF APPLICATION (STAFF): 1819 RECEIVED BY	y (Staff Initials):
FILE NUMBERS (STAFF): DUZO19 0005	FEES: 10, 215
RECEIPT NO.:	
Pre-Application Meeting Requirements:	
It is required that a pre-application meeting be held with a Staff for planning entitlements and permits. The purpose of the pre-approcessing by enabling staff to work with the applicant to assumaterials are in the proper format and that the applicant underst ordinances that may affect the project. A copy of these and applicant's request. Generally, two sets of preliminary plans and a written description with the applicant to the pre-application meeting. To schedule the Rocklin Community Development Department by calling (916) of the pre-application meeting.	application meeting is to expedite application sure that the officially submitted application tands the City of Rocklin's goals, policies, and other planning provisions is available at the n of the proposed project should be brought his meeting, please contact a Staff Planner at
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK	APPROPRIATE SQUARES)
General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add1 100 Acres) \$ 10,337 Modification	☐ Use Permit (U) ☐ Minor (PC Approval – New Bldg) Fee: \$9,888 ☐ Minor (PC Approval – Existing Bldg) Fee: \$7,496 ☐ Major (CC Approval) Fee: \$13,252
☐ Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	□ Variance (V) Fee: \$5,036
☐ General Development Plan (PDG) ☐ Design Review (DR) ☐ Commercial Fee: \$9,888 Residential Fee: \$6,097 Signs Fee: \$4,233	☐ Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
□ Concurrent Application (2 or more entitlements) Fee: \$15,845 \$2,142 (each add 1 50 lots or 100 acres)	☐ Modification to Approved Projects Fee: \$3,481 File Number
Environmental Requirements: Exempt - \$1,277.00	☐ Mitigated Negative Declaration – \$6,311.00

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN	PROPERTY DATA:	UTILITIES:	
DESIGNATION:	0044	EXISTING	PROPOSED
Existing: CommeRcial		Pub. Sewer	X _ Pub. Sewer
Proposed: Commercia	4Square Feet: 432,986 1/3	Septic Sewer	
Zoning:	Dimensions: TRESULAR	Pub. Water	X Pub. Water
Existing: 28-C	No. of	X Well Water	Well Water
Proposed: P-C	Units:	Electricity	Electricity
110poscu. <u>/ = =</u>	Building	Gas	Gas
	Size:	Cable	Cable
	Proposed		
	Parking:		
	Required Parking:		
	Access:		
PROJECT REQUEST:			
s#	SUBDIVIDE ONE	PARCEL INTO THE	TARCE/S
			·
			:

(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: THE LIFETBUSE CHURCH UNDIVIDED 1/2 INTEREST
ADDRESS: 4800 SIERRA COLLEGE BIND
CITY: STATE: A ZIP: 95677
PHONE NUMBER: 916.209.3467 MEL JONESIAS
EMAIL ADDRESS: MELD 37H & GMAK. Com
FAX NUMBER:
SIGNATURE OF OWNER / Seed Al. Engle — Cuam - Suber 30, 12-17, (Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)
NAME OF APPLICANT (If different than owner): MICHAEL EMMERT
CONTACT:
ADDRES 381 FACRAMENTO FF.
CITY: AUBURN STATE: LA ZIP: 9563
PHONE NUMBER: 916 · 521 · 2940
EMAIL ADDRESS: ME30@ MEctc. Com
FAX NUMBER:
SIGNATURE OF APPLICANT Thint

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:
NAME OF PROPERTY OWNER: CHUNCH EXTENSION INVESTORS FUND
ADDRESS: 9401 E. Stockton Plus Sute 240 UNDINDED 1/2 TAKED
CITY: EK GRAVE STATE: CA ZIP: 95624
PHONE NUMBER: 800 - 543 · 2343
EMAIL ADDRESS: B6/m@CEIF. OR6 / IMOKHOV @ CEIF. Org
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): MICHAEL EMMERT
CONTACT:
ADDRES 381 FALRAMENTO JF.
CITY: HURSEN
PHONE NUMBER: 916-521. 2940
EMAIL ADDRESS: ME30@ MExte. 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: LIPEHOUSE SHOWER THREEL MAP
Location: 4800 SIEDRA COILEGE SIND ROCKIN (A 95677 Assessors Parcel Number(s): 045 · 052 · 029
Assessors Parcel Number(s): 045 · 052 · 029
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
TENTATIVE MAD
Name of person and / or firm authorized to represent property owner (Please print):
MICHAEL EMMERT
Address (Including City, State, and Zip Code):
Augura / A 9563
Augurn (A 95603
Phone Number: 916 521 2940
Fax Number:
Email Address: ME30 & MELTE. 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):
(
the application (X) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.
(X) 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:
Gust 1. Gent Cuara. Erser Bo. 12-17-19
Owners Name (Please Print): HE LIFE HOUSE CHURCH UNDNIDED ONE HALF TWEERES
Owners Address (Including City, State, and Zip Code):
4800 JIERRA SOLLELE BIVD.
Rocklin (A 95677
Phone Number: 916 209.3487 MEL Apullas
Email Address: MELD 3711 & GMAIL. COM

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: LIPE HOUSE Survey Takeel Map
Location: 4800 SIEDRA COSTELLE BIND ROCKIN A 95677
Assessors Parcel Number(s): 045 · 052 · 029
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
TENTATIVE MAD
Name of person and / or firm authorized to represent property owner (Please print):
Address (Including City, State, and Zip Code):
381 FRENAMENTO ST.
Augura (A 95603
Phone Number: 916 521 2940
Fax Number:
Email Address: MEBO & MELTE. 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): (
(
The duration and validity of this authorization shall be: () Unrestricted () Valid until:
Owners Authorization Signature & Date: 12/17/19
Owners Name (Please Print): [HORCH EXTENSION TNUESTORS FUND ONE HALF INTER
Owners Address (Including City, State, and Zip Code): 9401 E. Stackton Bind Safe 240 Elk Grove. In 95624
Phone Number: Bas. 543. 2343 Email Address: RELIM @ CEIF.ORL / imo thov@ ceif.org
Email Address: RSIIM @ CEIF.ORL / IMO Rhov(9) (e) F, OV q

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	CEDO1	/〜\/つ\
Section	ווצורח	1 1 1 1 1 1

"(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 or (circle one) owner(s) of record of preserved mineral rights on the subject property and I, MICHAEL EMMERT, 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

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

Signature

Front

/2/18/19 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: /2/18/9 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.
- 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.

LIFEHOUSE CHURCH - MICHAEL EMMERT

- 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.

Applicant's Name (printed)

Applicant's Signature

Date

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

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Applicant's Name (printed)

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 PROJE	ECT (ADDRESS)	4800		A COLLEGE BIND
W	Ta	Beklin MA	9567	7
ASSESSORS PARCEL	#	45.052	.029	
NAME OF PROJECT_		IFEHOUSE	PARCE	LMAP
CONTACT/APPLICAT	NT	MICHAEL	EMME	4 /
Address	381 8	ALRAMENT	y.	Auguan Ca 9563
PHONE 914	5.521.74	340 EMAIL	M	EBAQUETE COM
Project Description				HARE PARIES
Property size:	432,986	Acros	7.94.7	
	juare Fret HURCH risting	Propos	HURCH sed	·
RELATED PROJECTS: project by name, ge	If this project is eneral developme	a part or portion nt plan number,	on of a large or other p	er project, describe the previous roject identification.
PREVIOUS ENVIRON declaration or an en document below. In	vironmental impa	act report has be	en prepare	of a larger project for which a negative ed and certified, reference the
OTHER REQUIRED PE Permit or Approval			11/2	Contract Dayson/Dhana
remit of Approval	Agency	<u>Address</u>	MA	Contact Person/Phone
	s: Describe exist	ing and previous	s land uses	of the site for the last 10 years or

SITE CHARACTERISTICS

	at natural features (trees, rock outcroppings etc.) presently exist on the site? ARE TREES ON TROPOSED TREES ONE + TWO
— Wh	at are the surrounding land uses?
	t Commercial West I-BO North Commercial South Unc
Is t	he project proposed on land which contains fill or a slope of 10% or more?
Are	there any existing erosion problems?
are	he site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining a subject to slides, liquefaction, slope instability or other related hazards?
_	
-	
_	
	ding, excavating or filling activities - Quantity of cubic yards to be: Moved within the site
b.	Deposited on the site
c.	Removed from the site
Di	isposal site
	there any streams or permanent water courses on the site?
_	
Vill If	the proposed project change drainage patterns or the quality of groundwater? so explain. If not, why not.
_	
Vill	the project affect any drainage channel, creek, pond or any other water body?
	escribe below:

0.	Is any portion of the property located in a flood plain?
1.	Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project?
2.	Are there any trees or shrubs on the project site?
	What types?
3.	Will the project affect the habitat of any endangered, threatened, or other special status species?
4.	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?
5.	What type of equipment will be associated with the project during construction?
	NEWE
	During permanent operation?
6.	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.
7.	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:
8.	Will the project create any new light source, other than street lighting? If yes, describe below:
9.	Is this property covered by a Williamson Act contract?
).	Has this property ever been used for agricultural purposes? If so, for what purpose and when?
l.	Does the project involve the use of routine transport or disposal of hazardous materials?
2.	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?
3.	How close is the nearest school? /2 Mile North or Sienn Chilese

Universal Application Page 14

aping		sa.ft.	% %
aping		sa.ft.	0/0
		sq.ft	%
rking spaces re	equired:	Pro	ovided:
ng spaces:			
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al equipment a	ssociated	with the project	- No
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otal aweiling u	11105		7
otal acreage			
ile Tv	vo	Multi-Family	
	2 1	(More than 2	į
,	,	units)	
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RIAL, INSTITU	JTIONAL	or other proj	ECT N/A
City		Neighborho	od
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Num	ber of fix	ed seats:	
Employ	ooc por c	hift. N.	mbor of Chifts
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29.	Will the proposed use involve any toxic or hazardous material? 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?
31.	Will the project generate a demand for additional housing?
32.	What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
33.	Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians?
34.	How close is the project to the nearest public park or recreation area?
35.	What school districts will be affected by this project?
36.	Describe energy-efficient features included in the project.
37.	Describe how the following services or utilities will be provided: Power and Natural Gas
	Telephone
	Water
	Sewer
	Storm DrainageSolid Waste
38.	Will the project block any vista or view currently enjoyed by the public?
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?
40.	Are there any archaeological features on the site? If so, will the project result in any impact to these features?

TENTATIVE PARCEL MAP (3 LOTS) A PORTION OF PARCEL 'A' OF 12 PM 142 4800 SIERRA COLLEGE BOULEVARD **LEGEND** CITY OF ROCKLIN **EXISTING PROPOSED** DESCRIPTION SHCRIBER WAY PLACER COUNTY, CALIFORNIA PROPERTY LINE DECEMBER, 2019 SCALE:1"=50' PROJECT SITE **EASEMENT** LOT LINE DOMINGUEZ CENTERLINE SHEET 1 OF 2 STORM DRAIN **VICINITY MAP** DRAINAGE: **OWNER: ABBREVIATIONS** BENCHMARK: WATER CITY OF ROCKLIN THE LIFEHOUSE CHURCH, A CALIFORNIA CORPORATION, THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF ROCKLIN BENCHMARK OVER HEAD POWER LINES SUCCESSOR IN INTEREST TO AND WHO ACQUIRED TITLE AS SANITARY SEWER: NO. 78 (R1-7) WHICH IS A PK AND ANDREGG WASHER 425 SET IN THE SOUTHEAST SANITARY SEWER PUE PUBLIC UTILITY EASEMENT SIERRA COLLEGE BOULEVARD CHURCH, A CALIFORNIA END OF THE SOUTHWEST HEADWALL OF DOMINGUEZ ROAD OVER SUCKER CREEK. PROPOSED SOUTH PLACER MUNICIPAL UTILITY DISTRICT CORPORATION, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND SDMH STORM DRAIN MANHOLE CHURCH EXTENSION INVESTORS FUND, INC., AN ILLINOIS SANITARY SEWER MANHOLE FIRE PROTECTION: CITY OF ROCKLIN DATUM (BASED ON NGVD 1929) TOP BACK OF CURB NON-PROFIT CORPORATION. AS TO AN UNDIVIDED ONE-HALF UNDERGROUND CITY OF ROCKLIN INTEREST. WATER VALVE BASIS OF BEARINGS: INV INVERT WATER **AUTHORIZED AGENT** SCHOOL DISTRICT: IRR IRRIGATION WATER METER THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SIERRA MIKE EMMERT PIPE CAP COLLEGE BLVD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED IN ROCKLIN UNIFIED 381 SACRAMENTO STREET THE OFFICE OF THE RECORDER OF PLACER COUNTY IN BOOK 22 OF SURVEYS, AT *FENCE* **EXISTING USE:** AUBURN, CA 95603 PAGE 139 AND WAS ESTABLISHED FROM RECORD FOUND MONUMENTS SHOWN PARK DISTRICT. PH: (916) 521-2940 INDEX CONTOUR CITY OF ROCKLIN **ENGINEER & SURVEYOR** PROPOSED USE: INTERMEDIATE CONTOURS **UNDERGROUND UTILITY NOTE:** RFE ENGINEERING, INC. 2260 DOUGLAS BLVD., SUITE 160 SURVEYOR'S STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY **EXISTING WETLANDS** ROSEVILLE, CA 95661 INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT PROPOSED IMPROVEMENTS: PH. (916) 772-7800 THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE **CONTROL POINT WATER SUPPLY:** THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN HEREON **EXISTING ZONING:** ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE PLACER COUNTY WATER AGENCY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE PLANNED DEVELOPMENT - COMMERCIAL UNDERGROUND UTILITIES. BUILDING NUMBER OF LOTS: WILLIAM F. MCKINNEY, PLS 4715 **GENERAL PLAN: FLOOD PLAIN:** THREE COMMERCIAL LOTS EXPIRES SEP 30, 2021 **DOOR** COMMERCIAL SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" LOT SIZE: ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS SETBACKS: DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD PROPOSED PARCEL 1: 92,391 SF 2.121 ACRES FOUND MONUMENT AS SHOWN INSURANCE RATE MAP COMMUNITY PANEL NO.: 06061C0418 F PROPOSED PARCEL 2: 123,623 SF 2.838 ACRES MONUMENT PROPOSED PARCEL 3: 216,972 SF 4.981 ACRES STREET SIDE: 10' PROPOSED AC PAVING ASSESSOR'S PARCEL NUMBER: INTERIOR SIDE: 0 PROPOSED CONCRETE PAVING WETLAND/RIPARIAN AREA: P/U.E. & ACCESS EASEMENT PER 35 THE ROCKLIN STATION PROJECT TO THE NORTH HAS DIVERTED STORMWATER FROM THE PROJECT SITE. HELIX AND THE CHURCH WILL ROCKLIN STATION MONITOR PREVIOUS WETLANDS/RIPARIAN AREAS FOR LACK THEREOF ESTABLISHED PER 22 RS, 139 (E) 6' HIGH WROUGHT IRON **FENCE OVER RETAINING** WALL BY OTHERS. 27 P.U.E. & ACCESS EASEMENT FOUND: 1/2" REBAR-STAMPED LS 5250 AREA PER DOÇ NO. **RIPARIAN PROPOSED CHURCH**LLEGE BLVD A 95677 52-7216 95-Ø31540 ZONE (E) 12" WATER STUB 24' EVA & APPROXIMATE ÀPPROXIMATELY 6" BELOW LOCATION OF **RETAINING WALL FOOTING** N19'57'35"E 75.37' (P) PRIVATE _R=100.00' L=77.28'-WATER. FINAL PG&E EASEMENT (E) LEACH FIELD TO Δ=44°16'47" **LOCATION TBD** PER 12 PM 142 **BÉ ABANDONDED PROPOSED** 1 INCH = 50 FEETVAC PROPOSED R.O.W. IN ² LOT LINE FEE TITLE TO CITY **EXISTING WETLANDS** -R=100.00' L=77.28' BEING REINVESTIGATED $\Delta = 44^{\circ}16'47''$ PROPOSED 20'-DETAIL PARCEL 1 TPM-2 **PCWA WATER EASEMENT BE ABANDONED** 13' HWY EASEMENT PARCEL 3 PER 2670 / 262 AND PER INST. NO. 2007-0009519 O.R.P.C. **EXISTING WETLANDS** 2709 / 713 ORPC EING REINVESTIGATED **PROPOSED** LOT LINE NSTRUMĒNT NO. 95-031540 ORPC PROPOSED TO BE QUITCLAIMED **APPROXIMATI** PRIVATE SEWER. FINAL NO INGRESS OR EGRESS LOCATION TBD. E PER BOOK 724, PAGE 606 O.R.P.C. AREA "K" FOR ROCKLIN PER DOC NO. WATERLINE 2013-0085081 ORPC PROPOSED PER 12 PM 142 24' EVA & *SEE DETAIL 1, TPM-2 TO BE ABANDONED **EXISTING WETLANDS BEING REINVESTIGATED** AREA "K" FOR **WATERLINE PER** MAINTENANCE ACCESS TO BE PROVIDED FOUND: REBAR 12 PM 142 TO BE DOMINGUEZ ROAD TO APN 045-021-042 (SIERRA JUNIOR COLLEGE CAPPED LS 3475 **ABANDONED** SCHOOL DISTRICT) CITY OF ROCKLIN CITY OF ROCKLIN DOC. NO. 2013-81549 DOC. NO. 2013-81550 -FOUND: 1/2" REBAR STAMPED LS 2846 3660 NAIL PER 22 RS 139 QUICK QUACK CAR WASH TENTATIVE NEW I.O.D. (AREA 3/4) FOR DOMINGUEZ PARCEL MAP APPROVED AUGUST 6, 2019 ROAD PER QUICK QUACK CAR WASH TENTATIVE PARCEL MAP APPROVED AUGUST 6, 2019 WATER, STORM DRAIN, & JOINT TRENCH TO BE SANITARY SEWER TO BE **DESIGNED BY DESIGNED BY OTHERS** BE DESIGNED BY OTHERS

