



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: August 15, 2022

Project Name and Requested Approvals:

ST. AUGUSTINE EPISCOPAL CHURCH TENTATIVE PARCEL MAP (STANFORD RANCH, PORTION OF PARCEL 67)
TENTATIVE PARCEL MAP, DL2022-0002

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to allow the subdivision of the existing parcel into four parcels.

Location:

The subject site is located at 1800 Wildcat Blvd. on the west side of Wildcat Blvd. between Redmond Dr. and Margaret Azevedo Park. APN 378-020-006.

Existing Land Use Designations:

The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional/Commercial/Light Industrial (BP/COMM/LI).

This project does / XX **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15315 Minor Land Divisions has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is William E. Mitchell with Land Development Services, Inc. The property owner is The Rector Wardens and Vestry of St. Augustine Episcopal Parish, represented by Robert Deering, Treasurer.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\Request for Comment\2022\9 - St. Augustine TPM\2-Project Information.docx



City of Rocklin

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

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Saint Augustine Episcopal Church Parcel Map

LOCATION: 1800 WILDCAT BLVD, ROCKLIN CA. 95765

ASSESSOR'S PARCEL NUMBERS: APN 378-020-006-000

DATE OF APPLICATION (STAFF): 8/15/22

RECEIVED BY (STAFF INITIALS): MC

FILE NUMBERS (STAFF): DL2022-0002

FEES: \$9,989

RECEIPT NO.: R49911

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

File Number

Environmental Requirements: (STAFF)

- ☐ Exempt -
☐ Negative Declaration --

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

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: BP _____	Acres: <u>6.1348</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed BP _____	Square Feet: <u>267,232.56</u>	_____Septic Sewer	_____Septic Sewer
Zoning:	_____	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: PD _____	Dimensions: <u>variable</u>	_____Well Water	_____Well Water
Proposed: PD _____	No. of Units: <u>1</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Building Size: <u>8209</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Proposed Parking: <u>60</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Required Parking: <u>60</u>		

PROJECT REQUEST: The PROJECT PROPOSES A LAND DIVISION OF THE EXISTING 6 ACRE SITE. THERE WILL BE 4 EACH 1.5 ACRE PARCELS PROPOSED TO BE SHOWN ON THE FINAL PARCEL MAP. PROPOSED PARCELS 1,2,AND 3 WILL BE SET ASIDE FOR FUTHER USE PROPOSED PARCEL 4 WILL CONTINUE AS THE EXISTING CHURCH.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT

NAME OF PROPERTY OWNER: ^U **The Rector Wardens and Vestry of Saint Augustine Episcopal Parish in Rocklin California. A California nonprofit religious Corporation**

ADDRESS: **1800 WILDCAT CA.95765**

CITY: **ROCKLIN**

STATE: **CA**

ZIP: **95765**

PHONE NUMBER: **916 804 8594**

EMAIL ADDRESS: **Robert Deering <bobdeering5180@gmail.com>**

FAX NUMBER: _____

SIGNATURE OF OWNER X Robert Deering

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT

(If different than owner): _____

CONTACT: _____

ADDRES _____

CITY: _____

STATE: _____

ZIP: _____

PHONE NUMBER: _____

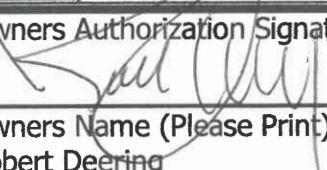
EMAIL ADDRESS: _____

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: Saint Augustine Episcopal Church Parcel Map
Location: 1800 Wildcat Rocklin Ca, 95765
Assessors Parcel Number(s): APN 378-020-006-000
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): Robert Deering and William E Mitchell LS 3475
Address (Including City, State, and Zip Code): 1800 Wildcat Blvd. Rocklin CA 95765 4240 Rocklin Road #9 Rocklin Ca. 95677
Phone Number: 916 804-8594 916 624 1629
Fax Number:
Email Address: bobdering5180@gmail.com , ldseng@pacbell.net
The above named person or firm is authorized as: Agent (agent <input 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 type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input 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 (Project is completed)
Owners Authorization Signature & Date: X  TREASURER 8/16/22
Owners Name (Please Print): Robert Deering
Owners Address (Including City, State, and Zip Code): 1800 Wildcat Dr. Rocklin Ca. 95765
Phone Number: 916 804 8594
Email Address: bobdering5180@gmail.com

MINOR LAND DIVISION for ST. AGUSTINE EPISCOPAL CHURCH

1800 WILDCAT

A PORTION OF PARCEL 67 OF "STANFORD RANCH PHASE IV- UNIT 3",
RECORDED IN BOOK "T" OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS, PORTIONS OF SECTION 3, 10 AND 11,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA.

"THIS MAP ACCURATELY CONFORMS TO SECTION 16.20
OF THE PLACER COUNTY CODE"

TREE INVENTORY

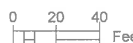
TREE #	TREE TYPE	DIAMETER	DRIFLINE
1905	TREE	6"	24'
1906	TREE	5"	18'
1907	TREE	5"	13'
1908	TREE	4"	15'
1909	TREE	4"	15'
1910	TREE	5"	18'
1911	TREE	3"	13'
1912	TREE	5"	18'
1913	TREE	5"	12'
2071	TREE	3"	9'
2072	TREE	5"	18'
2146	TREE	5"	18'
2147	TREE	4"	12'
2149	OAK	6"	24'
2150	TREE	6"	27'
2330	MYRTLE	3"	6'
2331	MYRTLE	3"	6'
2332	MYRTLE	3"	6'
2333	MYRTLE	3"	6'
2334	MYRTLE	3"	6'
2335	MYRTLE	3"	6'
2336	MYRTLE	3"	6'
2337	MYRTLE	3"	6'
2338	MYRTLE	3"	6'
2339	MYRTLE	3"	6'
2340	MYRTLE	3"	6'
2341	MYRTLE	3"	6'
2342	MYRTLE	3"	6'
2343	MYRTLE	3"	6'
2344	MYRTLE	3"	6'
2858	PINE	2"	9'
2859	PINE	2"	6'
2860	PINE	2"	6'
2861	PINE	2"	6'
2862	OAK	6"	18'
2863	OAK	6"	18'
2864	OAK	6"	13'
2865	OAK	5"	13'
2866	OAK	5"	13'
2867	OAK	5"	15'
2868	OAK	5"	13'
2869	OAK	3"	10'
2870	OAK	5"	15'
2871	MYRTLE	4"	12'
2872	MYRTLE	4"	12'
2873	MYRTLE	4"	12'
2874	MYRTLE	4"	14'

ABBREVIATIONS

E = PROPERTY LINE
A.C. = ASPHALT CEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
CATV. = CABLE TELEVISION FACILITIES
RIM = STORM DRAIN INLET GRATE ELEVATION
S.D.M.H. = STORM DRAIN MAN HOLE
TRANS. = P.G.E. POWER TRANSFORMER
TELCO. = TELEPHONE COMMUNICATION FACILITIES
P.G.E. = PACIFIC GAS AND ELECTRIC FACILITIES
G.M./G.V. = PACIFIC GAS AND ELECTRIC GAS FACILITIES
WTR/W. = WATER SERVICES, PLACER COUNTY WATER AGENCY

ABBREVIATIONS (cont....)

2874 = EXISTING TREE AND TREE NUMBER
169 = EXISTING CONTOUR ELEVATION
XXX.XX = EXISTING GROUND ELEVATIONS/SPOT SHOTS
X = EXISTING STREET LIGHT
S.S. = SANITARY SEWER
S.S. C/O = SANITARY SEWER CLEAN OUT WITH RIM ELEVATION
X = EXIST. FIRE HYDRANT
X = EXIST. WATER LINE BLOW OFF



LEGEND & ABBREVIATIONS

- FND. SECTION MONUMENT AS NOTED
- FND. 3/4" R.B. WITH PLASTIC CAP STAMPED R.C.E. 21478
- FND. MONUMENT WELL WITH 2" BRASS DISC STAMPED R.C.E. 21478
- SET 5/8" REBAR L.S. 3475
- DIMENSION POINT, NOTHING FOUND, NOTHING SET.

dwg. no. J-1458

ST. AGUSTINE EPISCOPAL CHURCH
APN # 378-020-008-000
TENTATIVE MAP, BOUNDARY & TOPOGRAPHIC SURVEY

scale
H: 1"=40'

date
JULY, 2022



designed
BM

drawn
BMJ

checked

approved

RCE 23429

datum
U.S.G.S.

R 10-6

ELEV=171.23

2" BRASS DISC

IN MON. WELL

INTX. IROQUOIS

RD. & WILD

CAT BLVD.

ROCKLIN

c1 of 1

MINOR LAND DIVISION for ST. AGUSTINE EPISCOPAL CHURCH

1800 WILDCAT

A PORTION OF PARCEL 67 OF "STANFORD RANCH PHASE IV- UNIT 3",
RECORDED IN BOOK "T" OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS. SECTION 10,
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA.

"THIS MAP ACCURATELY CONFORMS TO SECTION 16.20
OF THE PLACER COUNTY CODE"

OWNER

ST. AUGUSTINE EPISCOPAL CHURCH
contact: ROBERT DEERING
1800 WILDCAT BLVD.
ROCKLIN, CALIFORNIA 95765
Phone: (916) 804-8594
Fax:

ENGINEER

LAND DEVELOPMENT SERVICES
contact: BILL MITCHELL
4240 ROCKLIN ROAD, SUITE 9
ROCKLIN, CALIFORNIA 95677
Phone: (916) 624-1629
Email: ldseng@pacbell.net

TOTAL ACREAGE

6.1352 ACRES

GENERAL PLAN DESIGNATION

Existing = B.P.
Proposed = B.P.

ZONING DESIGNATION

Existing = P.D.
Proposed = P.D.

COMMUNITY SERVICES

FIRE PROTECTION = ROCKLIN FIRE DEPARTMENT
SOLID WASTE = RECOLOGY WASTE MANAGEMENT
HIGH SCHOOL = ROCKLIN UNIFIED SCHOOL DISTRICT
ELEMENTARY SCHOOL = ROCKLIN UNIFIED SCHOOL DISTRICT

PROJECT SUMMARY

TOTAL OWNERSHIP = 267,249.9426± S.F. / 6.1352± Acres

AVAILABLE SPLITTABLE AREA = 267,249.9426± S.F. / 6.1352± Acres

PARCEL '1' = 67,052.9814± S.F. / 1.5393± Acres

PARCEL '2' = 67,123.9025± S.F. / 1.5410± Acres

PARCEL '3' = 63,477.2380± S.F. / 1.4272 Acres

PARCEL '4' = 69,595.8207± S.F. / 1.5977 Acres

AVERAGE PARCEL = 66,812.4857± S.F. / 1.5338 Acres

CURVE DATA TABLE

NO.	R	Δ	L	BEARING	CHORD
C1	3.50'	85°44'56"	5.23'	N20°05'04"E	4.75'
C2	54.50'	66°32'11"	63.29'	N24°39'02"E	59.79'
C3	38.50'	22°34'54"	15.17'	N44°37'31"E	15.08'
C4	52.50'	22°08'44"	20.29'	N44°24'25"E	20.17'
C5	58.00'	04°47'44"	4.85'	N53°04'58"E	4.85'
C6	2351.00'	06°52'50"	282.32'	N34°37'28"W	282.15'
C7	2351.00'	06°22'35"	261.64'	S27°59'46"E	261.50'

LINE DATA TABLE

NO.	DIRECTION	DISTANCE
L1	S62°57'32"W	13.51'
L2	S22°48'20"E	15.80'
L3	S57°56'44"W	21.95'
L4	S57°56'44"W	54.05'
L5	S57°56'44"E	76.00'

TREE INVENTORY

TREE #	TREE TYPE	DIAMETER	DRIPLINE
1905	TREE	6"	24'
1906	TREE	5"	18'
1907	TREE	5"	13'
1908	TREE	4"	15'
1909	TREE	4"	15'
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TREE INVENTORY cont...

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LEGEND & ABBREVIATIONS

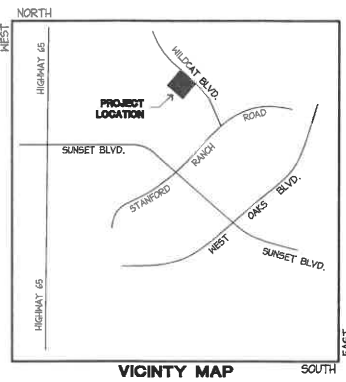
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ABBREVIATIONS

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dwg. no.
J-1458

TENTATIVE MAP

ST. AUGUSTINE EPISCOPAL CHURCH

APR # 378-020-003-000

scale
H: 1"=40'

date
AUGUST, 2022



designed
BM

drawn
BMJ

checked

approved

RCE 23429

datum
U.S.G.S.

R 10-6

ELEV=171.23

2" BRASS DISC

IN MON. WELL

INTX. IROQUOIS

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ROCKLIN

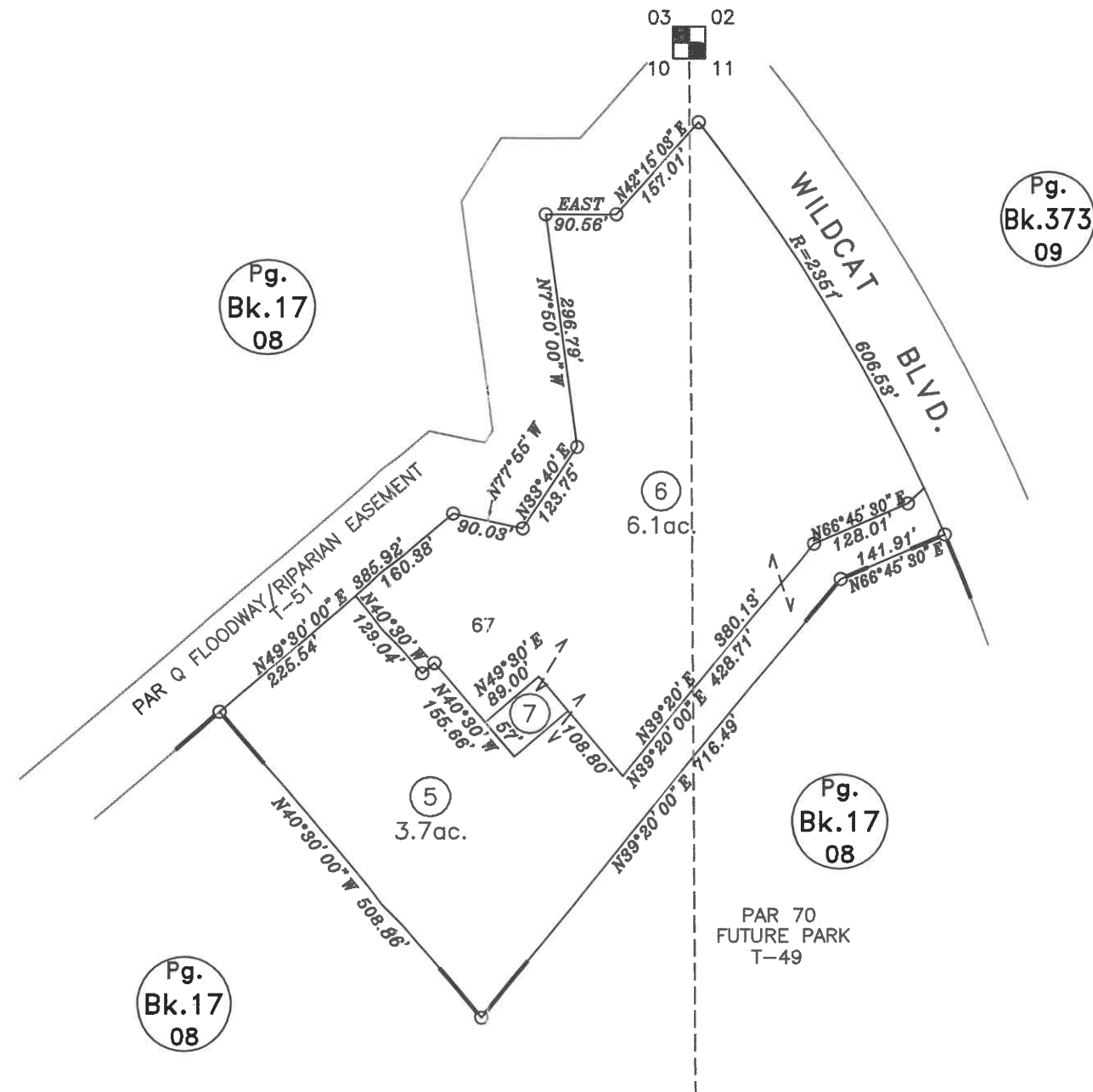
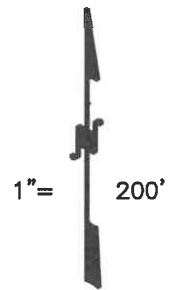
c1

of

1

POR. N.E.1/4 SEC.10 & N.W.1.4 SEC.11, T.11N., R.6E., M.D.B.&M.
Stanford Ranch Ph. IV, Unit 1, M.O.R. Bk. T, Pg. 49
Stanford Ranch Ph. IV, Unit 3, M.O.R. Bk. T, Pg. 51

378-02



11-06-2018
01-06-2010
01-05-2010
12-05-2007 GHM
Page Redrawn Electronically
Formerly 017-081-035-000

NOTE
All distances on curved lines are chord measurements.

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.378Pg.02
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.