



## 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 22, 2018

**Project Name and Requested Approvals:**

STANFORD PLAZA CONDO CONVERSION

DIVISION OF LAND, DL2018-0006

**Staff Description of Project:**

This application is a request for approval of a Condominium Conversion to divide an existing 8,620 square foot building on a 1.08-acre parcel into three (3) condo units for individual ownership. Unit 1 would be 5,125 square feet, Unit 2 would be 1,732 square feet, and Unit 3 would be 1,762 square feet. No modification to the building or any other site development is proposed as part of this project.

**Location:**

The subject property is an existing building located at 2320 Sunset Boulevard, within the Stanford Plaza Shopping Center, at the northwest corner of Stanford Ranch Road and Sunset Boulevard. Assessor's Parcel Number (APN) 364-090-018.

**Existing Land Use Designations:**

The property is zoned Planned Development Commercial (PD-MU) within the Sunset West General Development Plan.

The General Plan designation is Retail Commercial (RC).

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 15301 Existing Facilities, has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

**Applicant & Property Owner:**

The property owner is Eureka Sub1, a Delaware LLC. The Applicant is Surveyors Group, Inc.

**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: 2320 Sunset Boulevard **Stanford Plaza Condo Conversion**

LOCATION: 2320 Sunset Boulevard

ASSESSOR'S PARCEL NUMBERS: 364-090-018-000

DATE OF APPLICATION (STAFF): 8/22/18 RECEIVED BY (STAFF INITIALS): Janette

FILE NUMBERS (STAFF): DL2018-0006 FEES: \$11,165

RECEIPT NO.: R27733

### 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: \_\_\_\_\_

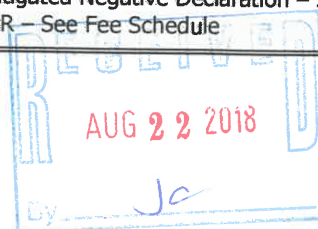
### THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)<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)

- Exempt - \$1,277.00  
 Negative Declaration - \$5,166.00  
 Mitigated Negative Declaration - \$6,311.00  
 EIR - See Fee Schedule



## UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>PD-C</u>	Acres: <u>1.08</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>PD-C</u>	Square Feet: <u>46,856</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
<b>Zoning:</b>	Dimensions: <u>N/A</u>	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-C</u>	No. of Units: <u>1</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-C</u>	Building Size: <u>8,620</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: <u>N/A</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: <u>N/A</u>	<input checked="" type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: <u>N/A</u>		

**PROJECT REQUEST:** Request for approval of condo conversion.

---

---

---

---

---

---

---

---

*(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: Eureka Sub 1, a Delaware LLC

ADDRESS: 1508 Eureka Road

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: (530) 231-5627

EMAIL ADDRESS: natorvnmgt@gmail.com

FAX NUMBER: (916) 791-6459

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): Surveyors Group, Inc.

CONTACT: Timothy G. Blair, P.L.S.

ADDRESS 9001 Foothills Blvd #170

CITY: Roseville STATE: CA ZIP: 95747

PHONE NUMBER: (916) 789-0822

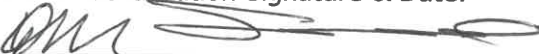
EMAIL ADDRESS: tblair@sgicompanies.com

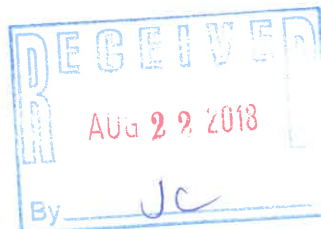
FAX NUMBER: (916) 789-0824

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: 2320 Sunset Boulevard
Location: 2320 Sunset Boulevard
Assessors Parcel Number(s): 364-090-018-000
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): Surveyors Group, Inc.
Address (Including City, State, and Zip Code): 9001 Foothills Blvd #170 Roseville, CA 95747
Phone Number: 916-789-0822
Fax Number: 916-789-0824
Email Address: hblair@sgicompanies.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 checked="" 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: 
Owners Name (Please Print): Douglas M. Sutherland
Owners Address (Including City, State, and Zip Code): 1508 Eureka Road #230 Roseville, CA 95661
Phone Number: (530) 231-5627
Email Address: natovmgmt@gmail.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, Timothy G. Blair, P.L.S., 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.

Timothy G. Blair                      8/22/18  
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: \_\_\_\_\_

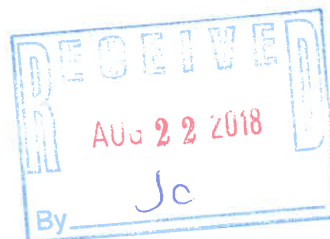
Type of problem: \_\_\_\_\_

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 8/22/18

Applicant: *[Signature]*

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.

Timothy G. Blair, P.L.S.  
Applicant's Name (printed)

Timothy G. Blair      8/22/18  
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)** 2320 Sunset Boulevard

**ASSESSORS PARCEL #** 364-090-018-000

**NAME OF PROJECT** 2320 Sunset Boulevard

**CONTACT/APPLICANT** Surveyors Group, Inc.

**ADDRESS** 9001 Foothills Boulevard #170, Roseville 95747

**PHONE** (916) 789-0822 **EMAIL** tblair@sgicompanies.com

**Project Description - Describe in detail. Add separate sheet if necessary.**  
This project is for a condominium conversion for the existing building.

Property size: 46,856 1.08  
Square Feet Acres  
Land Use: Commercial Commercial  
Existing Proposed

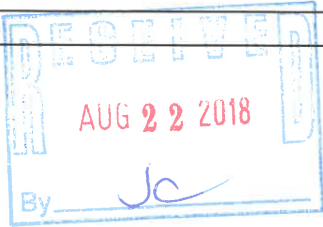
**RELATED PROJECTS:** If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification. N/A

**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: Commercial



**SITE CHARACTERISTICS**

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?  
None

2. What are the surrounding land uses?  
East PD-C West PD-C North PD-C 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? No  
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
- b. Deposited on the site N/A
- c. Removed from the site N/A

Disposal 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. There will be no construction.

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? 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?  
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?  
No
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? 4,000'

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: N/A  
 Number of floors/stories: N/A  
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: N/A  
 Project site coverage: Building N/A sq.ft. \_\_\_\_\_ %  
 Landscaping N/A sq.ft. \_\_\_\_\_ %  
 Paving N/A sq.ft. \_\_\_\_\_ %  
 Exterior building materials: N/A  
 Exterior building colors: N/A  
 Wall and/or fencing material: N/A  
 Total number of off-street parking spaces required: N/A Provided: \_\_\_\_\_  
 Total number of bicycle parking spaces: N/A

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

26. RESIDENTIAL PROJECTS

Total lots N/A Total dwelling units \_\_\_\_\_  
 Density/acre N/A 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): Commercial  
 Oriented to: Regional Unknown City Rocklin Neighborhood Unknown  
 Hours of operation: Unknown  
 Total occupancy/Building capacity: Unknown  
 Gross floor area: 8,620 Number of fixed seats: Unknown  
 Number of employees (total): Unknown Employees per shift: Unknown Number of Shifts Unknown  
 Number of visitors/customers on site at busiest time (best estimate): \_\_\_\_\_  
 Other occupants (specify): Unknown

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? N/A

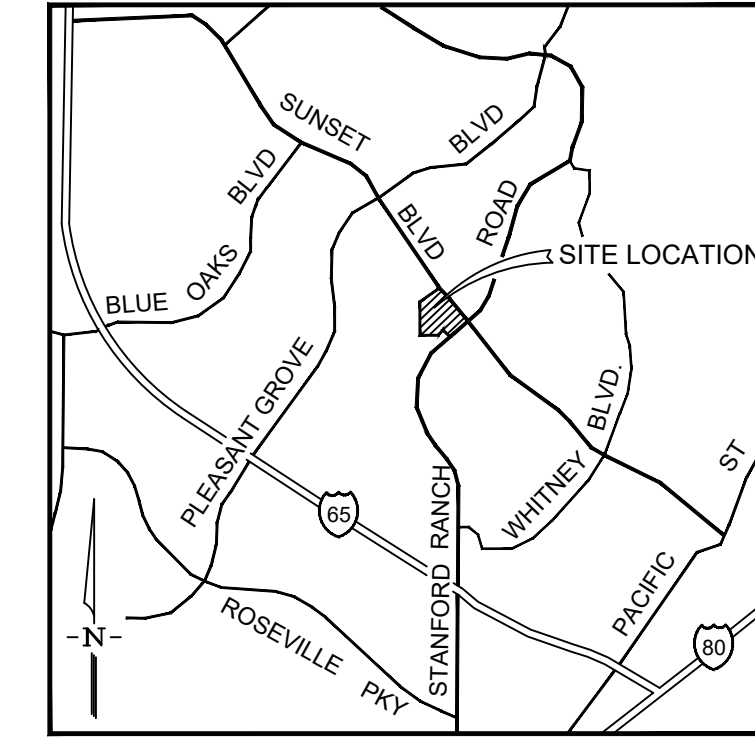
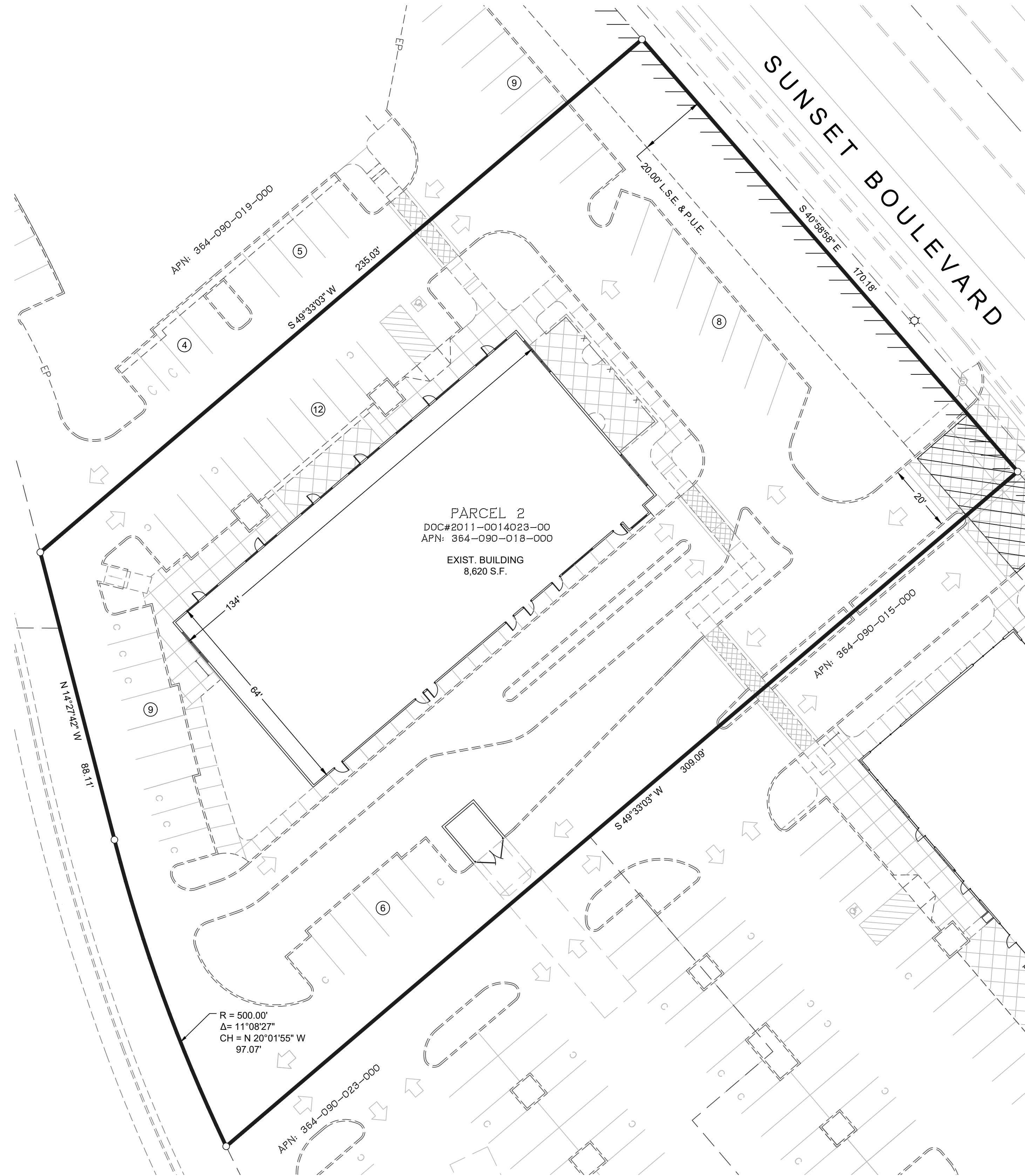


29. Will the proposed use involve any toxic or hazardous material? No  
 Is the project site within 2,000 feet of an identified hazardous/toxic site? No  
 Is the project site within 2,000 feet of a school or hospital? No  
 If the project involves any hazardous material, explain: \_\_\_\_\_  
 \_\_\_\_\_
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? 4,000'
35. What school districts will be affected by this project? N/A
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 PG&E  
 Telephone AT&T  
 Water Placer County Water Agency  
 Sewer South Placer Municipal Utility District  
 Storm Drainage \_\_\_\_\_  
 Solid Waste \_\_\_\_\_
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? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# 2320 SUNSET BOULEVARD

## TENTATIVE CONDOMINIUM MAP

A.P.N.: 364-090-018-000 PARCEL 2 - DOC#2011-0014023-00  
 2320 SUNSET BOULEVARD  
 CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA

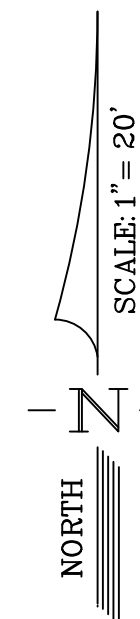


VICINITY MAP  
N.T.S.

OWNER: DOUG SUTHERLAND  
 1508 EUREKA ROAD #230  
 ROSEVILLE, CA 95661

ENGINEER: SURVEYORS GROUP, INC.  
 9001 FOOTHILLS BLVD., SUITE 170  
 ROSEVILLE, CA 95747  
 (916) 789-0822

- ELECTRICITY & GAS: PG&E
- FIRE PROTECTION: ROCKLIN CITY FIRE DEPARTMENT
- SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
- WATER: PLACER COUNTY WATER AGENCY
- TELEPHONE: AT&T
- SCHOOL DISTRICT: ROCKLIN UNIFIED SCHOOL DISTRICT
- GENERAL PLAN DESIGNATION / ZONING:  
 PD-C - PLANNED DEVELOPMENT COMMERCIAL
- EXISTING USE: PD-C - PLANNED DEVELOPMENT COMMERCIAL
- PROPOSED USE: PD-C - PLANNED DEVELOPMENT COMMERCIAL
- ASSESSOR PARCEL NUMBER: APN: 364-090-018-000
- PROPERTY ADDRESS: 2320 SUNSET BOULEVARD, ROCKLIN, CA
- LAND AREA: 1.08 AC.± OR 46,856± SQUARE FEET



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 20 feet



TITLE  
**TENTATIVE CONDOMINIUM MAP**  
 A.P.N.: 364-090-018-000 PARCEL 2 - DOC#2011-0014023-00  
 2320 SUNSET BOULEVARD  
 CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA

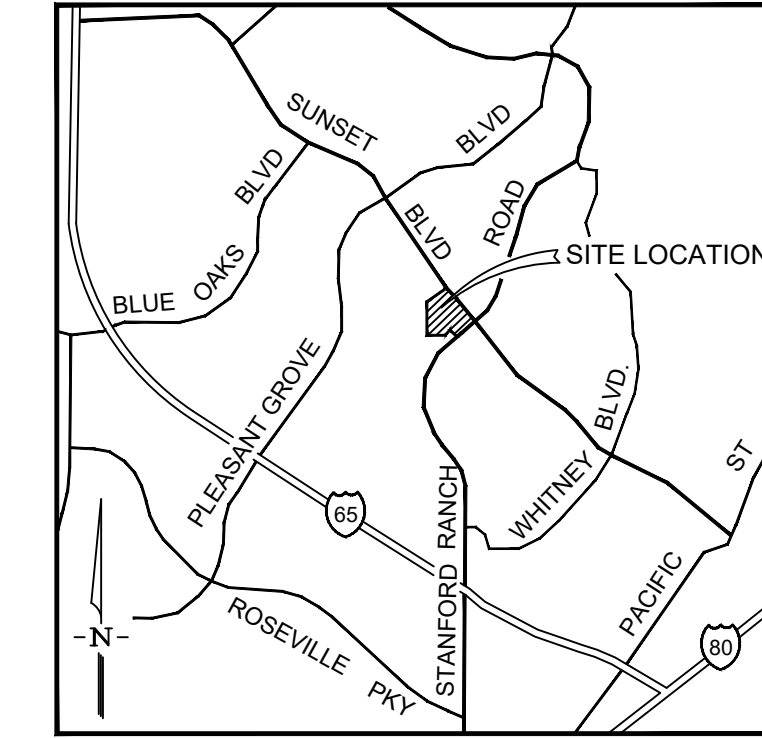
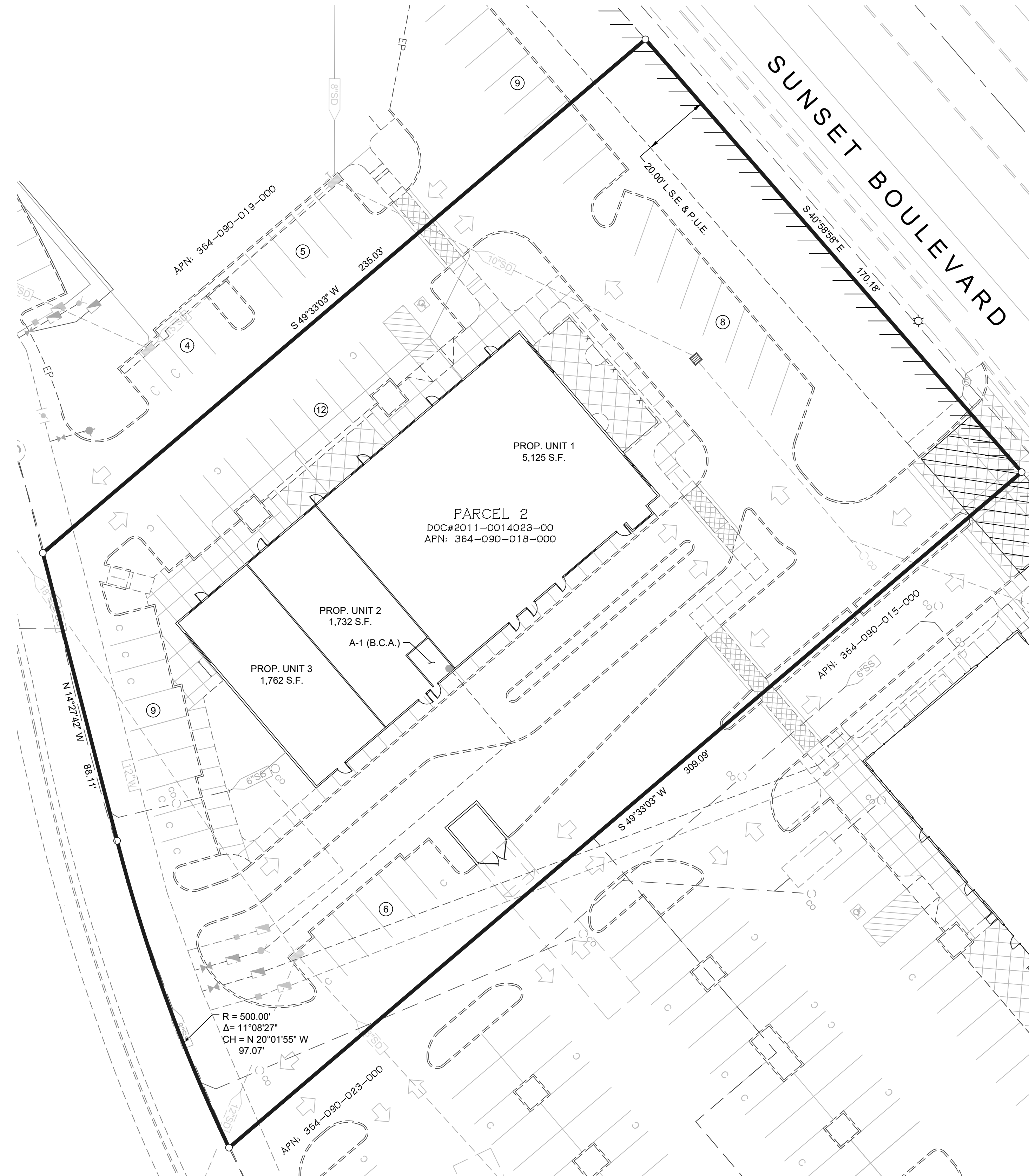
**SGI COMPANIES**  
 SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.  
 9001 Foothills Blvd., Suite 170  
 Roseville, CA 95747  
 (916) 789-0822 (916) 789-0824 (Fax)  
 www.sgicompanies.com

REVNO	REVISION DESCRIPTION	DATE	BY

SURVEYED T. BLAIR  
 DRAWN A. COCHI  
 CHECKED T. BLAIR  
 DATE 08-08-18  
 SCALE 1" = 20'

# 2320 SUNSET BOULEVARD

**SITE PLAN - CONDOMINIUM PLAN**  
 A.P.N.: 364-090-018-000 PARCEL 1 - DOC#2011-0014023-00  
 2320 SUNSET BOULEVARD  
 CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA

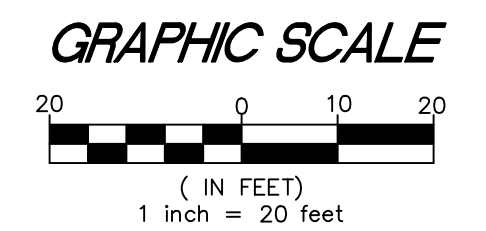
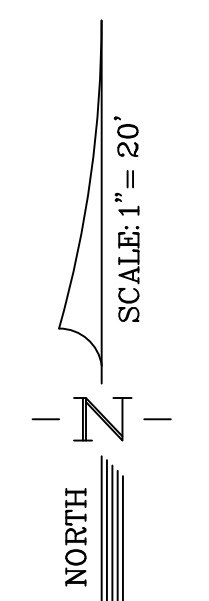


VICINITY MAP  
N.T.S.

**OWNER:** DOUG SUTHERLAND  
 1508 EUREKA ROAD #230  
 ROSEVILLE, CA 95661

**ENGINEER:** SURVEYORS GROUP, INC.  
 9001 FOOTHILLS BLVD., SUITE 170  
 ROSEVILLE, CA 95747  
 (916) 789-0822

- ELECTRICITY & GAS: PG&E
- FIRE PROTECTION: ROCKLIN CITY FIRE DEPARTMENT
- SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
- WATER: PLACER COUNTY WATER AGENCY
- TELEPHONE: AT&T
- SCHOOL DISTRICT: ROCKLIN UNIFIED SCHOOL DISTRICT
- GENERAL PLAN DESIGNATION / ZONING:  
 PD-C - PLANNED DEVELOPMENT COMMERCIAL
- EXISTING USE: PD-C - PLANNED DEVELOPMENT COMMERCIAL
- PROPOSED USE: PD-C - PLANNED DEVELOPMENT COMMERCIAL
- ASSESSOR PARCEL NUMBER: APN: 364-090-018-000
- PROPERTY ADDRESS: 2320 SUNSET BOULEVARD, ROCKLIN, CA
- LAND AREA: 1.08 AC.± OR 46,856± SQUARE FEET



REVNO	REVISION DESCRIPTION	DATE	BY

**TITLE**

TENTATIVE CONDOMINIUM MAP  
 A.P.N.: 364-090-018-000 PARCEL 1 - DOC#2011-0014023-00  
 2320 SUNSET BOULEVARD  
 CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA

**SGI COMPANIES**  
 SGI CIVIL • SGI 3D • SURVEYORS GROUP, INC.  
 9001 Foothills Blvd., Suite 170  
 Roseville, CA 95747  
 (916) 789-0822 (916) 789-0824 (Fax)  
 www.sgicompanies.com