

Sierra Villages

Preliminary Project Description

On behalf of Sierra Joint Community College District (District), and Sierra Evergreen East, LLC (Applicant), we submit this preliminary description of the Sierra Villages project. In making this submittal in a preliminary or concept form, we acknowledge that some of the information provided at this early stage of project formulation is incomplete and requires further refinement. We therefore request specific feedback from city staff on the application components provided in this description as well as additional information city staff believes is required and/or relevant to project review and consideration.

Sierra Villages is a Planned Development (PD) featuring park and open space, residential and mixed uses (retail, office, medical, institutional, residential uses). The Sierra Villages project area is 107.2 acres and comprised of two sites – the North Village (71.4 acres) on the northeast corner of Rocklin Road and Sierra College Boulevard and the South Village (35.8 acres) on the southeast corner of Rocklin Road and El Don Road.

1. Project Background

For years, the District’s Board of Trustees (Trustees) has envisioned the potential of the North and South Village sites to economically benefit the District. The Sierra College Facilities Master Plan, adopted by the Trustees in 2014, describes and illustrates the long-term vision of facility planning at the Sierra College Rocklin campus and does not designate the Sierra Village sites for campus uses. Instead, the Facilities Master Plan designates the sites for revenue generation to benefit the District. In 2015, the Trustees initiated a process to identify a developer for the Sierra Village project and declared the sites as surplus property in 2016.

2. Project Location

The 71.4-acre North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and consists of APNs 045-150-023, -048, and -052. The 35.8-acre South Village site is located at the southeast corner of Rocklin Road and El Don Drive and consists of APNs 045-130-061 and -063. The sites, owned by the District, are located one quarter mile apart along the Rocklin Road corridor.

3. Site Characteristics

North Village. The site is rectangular excluding two small outparcels on the west side of the site, east of Sierra College Boulevard. The site is uninhabited and comprised of gently rolling terrain at elevations ranging from 330 to 380 feet above mean sea level. The predominant vegetation is non-native annual grassland and oak woodland dominated by interior live oak, blue oak and grey pine. Portions of the site were historically mined, resulting in an irregular and disturbed landscape in the northern portion of the site. Two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depressional seasonal wetlands as well as granite outcroppings occur within the non-native annual grassland.

South Village. The site is nearly square excluding two areas on the north side of the site, south of Rocklin Road. The site is comprised of rolling terrain at elevations ranging from 290 to 310 feet above mean sea level. A branch of Secret Ravine Creek runs from east to west through the site and is bordered on both sides by a riparian wetland that occupies the creek’s floodplain. The creek branches to the northeast portion of the site and an intermittent drainage flows through an oak woodland into the creek from the south. The northwest corner of the site is barren and used as a parking lot for Sierra College. Monte Verde Park, a neighborhood park, is located in the west-central portion of the site and includes a play and turf areas. In the southwest portion of the site is a seep. The site south of the floodplain is occupied by patches of non-native annual grassland and oak woodland dominated by interior live oak, blue oak and valley oak. Granitic outcroppings are scattered throughout.

4. Surrounding Uses

North Village. On the west side of the site, a single residential home site is surrounded by the project. West of the North Village, the Sierra College’s Rocklin campus is located on the northwest corner of Rocklin Road and Sierra College Boulevard and a commercial center is located on the southwest corner. James Drive is immediately east of the North Village site with rural residential parcels in the Town of Loomis located east of James Drive. Rocklin Road forms the site’s south boundary and Rocklin Manor Apartments are south of Rocklin Road. The parcel north of the site is vacant and vegetated with oak woodland and grassland.

South Village. Rocklin Road and El Don Road are located north and west of the South Village site, respectively, and the Sierra College campus is located immediately north of Rocklin Road. The Rocklin LDS Institute and office buildings are situated in two separate areas south of Rocklin Road, outside of the project site. West of the South Village, office uses are on the southwest corner of El Don Road and Rocklin Road and single-family residential uses are west, south and east of the site. A branch of Secret Ravine Creek extends east and west of the site.

5. General Plan and Zoning Designations

General Plan – North Village. The General Plan designation for the North Village is Mixed Use (MU) and the project proposes to change the designations to Resource-Conservation (R-C), Medium Density Residential (MDR) and Village Mixed Use (VMU).

General Plan – South Village. The General Plan designations for the South Village are Mixed Use (MU) and R-C. The project proposes to retain the MU designation for the northern portion of the site, expand the area designated R-C and designate the southern portion of the site as MDR.

General Plan Designations	North Village		South Village		Sierra Villages Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed Use (MU)	71.4	0	27.9	11.5	99.3	11.5
Medium Density Residential (MDR)	0	40.7	0	7.9	0	48.6
Recreation-Conservation (R-C)	0	14.8	7.9	16.4	7.9	31.2
Village Mixed Use (VMU)	0	15.9	0	0	0	15.9

Total	71.4	71.4	35.8	35.8	107.2	107.2
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General Plan – Village Mixed Use (VMU) Designation. The project proposes a General Plan Amendment to create a new Village Mixed Use (VMU) General Plan land use designation. The VMU designation would be similar to the existing Mixed Use (MU) designation of the Rocklin General Plan in that it would integrate residential and non-residential land uses and allow residential, office, retail, civic, medical, cultural and entertainment uses. While the existing MU designation limits residential densities between 10 and 40 units per acre, the VMU designation would allow residential densities from 5 to 30 units per acre. Below is the proposed description of the VMU designation for Rocklin General Plan Land Use Element Table 4-1.

City of Rocklin General Plan Land Use Element (Table 4-1)
 Summary of Land Use Designation and Population Density Standards
 Village Mixed Use (VMU) Designation

Land Use Designation	Purpose	Character	Density	Population Per Acre
Village Mixed Use (VMU)	<p>A. Provide for land use patterns and mixed use development that integrate residential and non-residential land uses such that residents may easily access shopping, services, employment and leisure activities.</p> <p>B. Provide non-residential land uses such as institutional, office, educational, civic and other facilities proximate to residential uses.</p>	<p>Areas where non-residential (i.e. office, retail, civic, medical, cultural, entertainment, and other similar uses) and residential are permitted to be mixed.</p> <p>No individual parcel with a Village Mixed Use land use designation is required to build a specific ratio of residential to non-residential uses. Village Mixed Use designated parcels may be all residential, all non-residential or a mix of uses.</p>	<p>5 to 30 units per acre</p> <p>Non-Residential Building Intensity – Varies (Floor Area Yield between 20% and 40% based on use)</p>	<p>13-78 persons per acre</p> <p>(Population varies based on residential density)</p>

Zoning. The North Village is zoned Planned Development – Community College (PD-CC) and the South Village is zoned Planned Development – Commercial (PD-C), Open Area (OA), and Residential – 10,000 square foot minimum lot size (R1-10). The project proposes a General Development Plan and Rezone to create a Planned Development – Sierra Village (PD-SV) zone for portions of both the North Village and South Village sites.

Zoning	North Village		South Village		Sierra Villages Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Planned Development – Community College (PD-CC)	71.4	0	0	0	71.4	0
Planned Development – Commercial (PD-C)	0	0	17.5	0	17.5	0
Open Area (OA)	0	0	5.8	0	5.8	0
Residential – 10,000 sf min (R1-10)	0	0	10.2	0	10.2	0
Park (P)	0	0	2.3	0	2.3	0

Planned Development – Sierra Villages (PD-SV)	0	71.4	0	35.8	0	107.2
Total	71.4	71.4	35.8	35.8	107.2	107.2

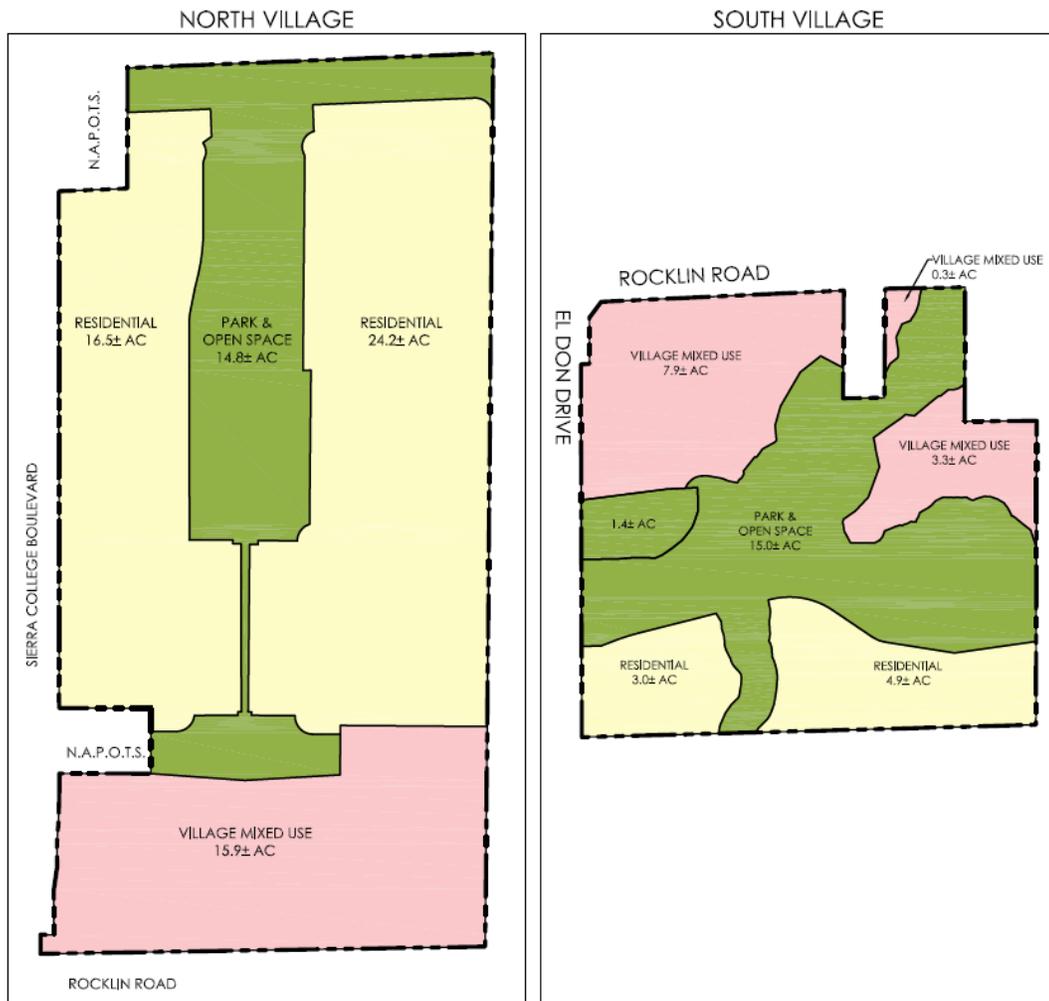
6. Sierra Villages Planned Unit Development

The 107.2-acre Sierra Villages Planned Development (PD) includes the 71.4-acre North Village and the 35.8-acre South Village sites. The PD will include three land uses: Residential, Village Mixed Use, and Park & Open Space. Land uses for Sierra Villages are shown on Figure 1 and summarized below.

**Sierra Villages Planned Development
Land Use Summary**

PD Land Use		North Village		South Village		Sierra Villages Total	
		Acres	Units	Acres	Units	Total Acres	Total Units
Residential	PD-SV-Res	40.7	349	7.9	37	48.6	386
Village Mixed Use	PD-SV-VMU	15.9	0	11.5	0	27.4	0
Park & Open Space	PD-SV-P/OS	14.8	0	16.4	0	31.2	0
Total		71.4	349	35.8	37	107.2	386

**Figure 1
Sierra Villages Planned Development
Conceptual Land Use Plan**



Residential (PD-SV-RES). Residential land uses are envisioned to include detached, single-family residential units with densities ranging from 4 to 10 units per acre. The Sierra Villages PD could accommodate approximately 350 to 400 single-family residential units.

In both villages, opportunities are available to design small residential enclaves adjacent to park and open space amenities. In the North Village, larger lots would be included on the east side of the site as a transition to adjacent rural residential uses east of the site. Densities will be higher on the west side of the North Village, adjacent to Sierra College Boulevard. In the South Village, residential densities will be compatible with existing residential development to the south.

Village Mixed Use (PD-SV-VMU). Uses permitted in the Village Mixed Use (VMU) designation include residential (attached or detached), office, retail, service, civil, cultural and entertainment uses. Residential densities in the VMU designation will range from 5 to 30 units per acre. In the North Village, the VMU uses may include residential, retail, restaurants, fitness center, medical offices and senior living. In the South Village, VMU uses will include civic, office and institutional uses, or high density residential uses at 10 to 30 units per acre.

Park & Open Space (PD-SV-P/OS). Approximately 30% of the PD is designated in Park and Open Space (P/OS) and will include formal park areas and natural open space areas. Uses in the P/OS parcels will provide passive and active recreation opportunities, visual amenities, and accommodate a path system with linkages to surrounding uses. Within the P/OS parcels, park sites will be defined and sized to meet parkland dedication requirements.

In the South Village, the P/OS parcels include the floodplain, wetlands and oak woodlands adjacent to Secret Ravine Creek as well as Monte Verde Park, a neighborhood park located adjacent to El Don Road that includes a playground, open turf and picnic areas. With the Sierra Villages PD, the area designated for P/OS uses (7.9 acres) surrounding the creek in the South Village will be twice the size of the area (16.4 acres) currently shown on the Rocklin General Plan land use diagram.

In the North Village, the P/OS parcels create a spine through the center of the site that creates a visual amenity and connectivity among uses. The P/OS parcels include natural features including drainages, wetlands, and oak woodlands.

7. Entitlement Request

The following entitlements from the City of Rocklin are requested to implement the proposed Sierra Villages project:

- General Plan Amendment to add the Village Mixed Use (VMU) General Plan designation to the General Plan Land Use Element.
- General Plan Amendment to change General Plan land use designations:

- North Village from Mixed Use (MU) to Medium Density Residential (MDR), Recreation-Conservation (R-C) and Village Mixed Use (VMU);
- South Village from MU and R-C to MU, R-C and MDR.
- Rezone
 - North Village from Planned Development – Community College (PD-CC) to Planned Development – Sierra Villages (PD-SV);
 - South Village from Planned Development – Commercial (PD-C), Open Area (OA), Residential – 10,000 sf min (R1-10), Park (P) to PD-SV.
- General Development Plan for Sierra Villages Planned Development.
- Tentative Subdivision Maps.



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: Sierra Villages
LOCATION: SEC of Rocklin Rd/EI Don (36± ac); NEC of Rocklin Rd/SCB (72± ac)
ASSESSOR'S PARCEL NUMBERS: 045-130-061, -063; 045-150-023, -048, -052
DATE OF APPLICATION (STAFF): 1/09/17 RECEIVED BY (STAFF INITIALS): MRA
FILE NUMBERS (STAFF): SD2017-0001; GPA2017-0001; Z2017-0001; PDG2017-0001; TRE2017-0001 FEES: \$17,987⁰⁰
RECEIPT No.: _____

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: December 9, 2016

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

<input checked="" type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input checked="" type="checkbox"/> Tentative Subdivision Map (SD) Fee: \$17,715 (1 st 50 lots) \$2,188 (each add'l 50 lots) \$10,337 Modification	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888 <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496 <input type="checkbox"/> Major (CC Approval) Fee: \$13,252
<input checked="" type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input checked="" type="checkbox"/> General Development Plan (PDG) Fee: \$13,475	<input type="checkbox"/> Design Review (DR) Commercial Fee: \$9,888 Residential Fee: \$6,097 Signs Fee: \$4,233	<input checked="" type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$15,845 \$2,142 (each add'l 50 lots or 100 acres)		<input type="checkbox"/> Modification to Approved Projects Fee: \$3,481
_____ File Number		
Environmental Requirements: (STAFF)	<input type="checkbox"/> Exempt - \$1,277.00 <input type="checkbox"/> Negative Declaration – \$5,166.00	<input type="checkbox"/> Mitigated Negative Declaration – \$6,311.00 <input type="checkbox"/> EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>MU, P/C</u>	Acres: <u>107.2</u>	<input type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>MU, P/C</u> <u>MDR, CMU</u>	Square Feet: <u>—</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>—</u>	<input type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>PD-CC,</u> <u>PD-C, OA, R1-10</u>	No. of Units: <u>Unknown</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-CV</u>	Building Size: <u>N/A</u>	<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: <u>—</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>—</u>	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: <u>Rocklin Rd,</u> <u>El Dor, Sierra College</u>		

PROJECT REQUEST:

See project description statement.

General Plan Amendments and Rezone
for two properties (107.2 ± acres) owned
by Sierra College.

(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: Sierra Joint Community College District

ADDRESS: 5000 Rocklin Road

CITY: Rocklin STATE: CA ZIP: 95677

PHONE NUMBER: 916.660-7000

EMAIL ADDRESS: wdrnca@sierra.college.edu

FAX NUMBER: 916.630-4530

SIGNATURE OF OWNER: 

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

NAME OF APPLICANT: Sierra Evergreen Residential, LLC
Sierra Evergreen Commercial, LLC
(If different than owner): Sierra Joint Community College District

CONTACT: Daniel Cole

ADDRESS: 2295 Gateway Oaks Drive, Suite 135

CITY: Sacramento STATE: CA ZIP: 95833

PHONE NUMBER: 916.923-9000

EMAIL ADDRESS: dcole@theevergreengreencompany.com

FAX NUMBER: 916.923-9001

SIGNATURE OF APPLICANT: 

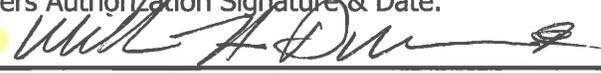
Applicant's Representative

Phillips Land Law, Inc. - George Phillips, Kris Steward
5301 Montserrat Lane
Loomis, CA 95650

George Phillips - gphillips@phillipslandlaw.com
Kris Steward - ksteward@phillipslandlaw.com

AGENT AUTHORIZATION FORM

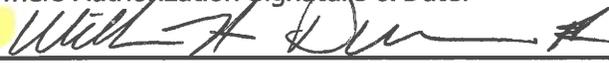
Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon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

Project Name:	Sierra Villages
Location:	SE corner of Rocklin Rd/El Dan (36± ac); NE corner of Rocklin Rd/
Assessors Parcel Number(s):	045-130-061, -063 045-150-023, -048, -052
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	GPA, Rezone, Maps, Tree Permit, other required entitlements
Name of person and / or firm authorized to represent property owner (Please print):	Dan Cole Sierra Evergreen East, LLC
Address (Including City, State, and Zip Code):	2295 Gateway Oaks Drive, Suite 135 Sacramento, CA 95833
Phone Number:	916. 923 - 9000
Fax Number:	916. 923 - 9001
Email Address:	dcole@theevergreencompany.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 type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: December 31, 2019
Owners Authorization Signature & Date:	 11/30/2014
Owners Name (Please Print):	Sierra Joint Community College District, William Duncan
Owners Address (Including City, State, and Zip Code):	5000 Rocklin Road Rocklin, CA 95677
Phone Number:	916. 660. 7000
Email Address:	wduncan@sierracollege.edu

Sierra
College
Blvd.
(72± ac)

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:	Sierra Villages
Location:	SE corner of Rocklin Rd/Eldon (36± ac), NE corner of Rocklin Rd
Assessors Parcel Number(s):	045-130-061, -063 045-150-023, -048, -052
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	GPA, Rezone, Maps, Tree Permit, other required entitlements
Name of person and / or firm authorized to represent property owner (Please print):	George Phillips, Kris Steward Phillips Land Law, Inc.
Address (Including City, State, and Zip Code):	539 Montserrat Lane Loomis, CA 95650
Phone Number:	916-425-7906
Fax Number:	-
Email Address:	ksteward@phillipslandlaw.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 type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: December 31, 2019
Owners Authorization Signature & Date:	 Nov. 30, 2016
Owners Name (Please Print):	Sierra Joint Community College District, William Duncan
Owners Address (Including City, State, and Zip Code):	5000 Rocklin Road Rocklin, CA 95677
Phone Number:	916-660-7000
Email Address:	wduncan@sierra.college.edu

Sierra College Blvd (72± ac)

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, Dan Cole, 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, 2016, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,210.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,070.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,260.25 and \$3,120.00 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, Dan Cole, the applicant or applicant's representative, have read the information above and understand its meaning.

Signature

Date

6/16/16

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;

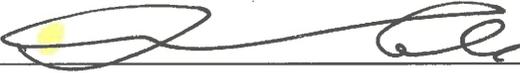
The project, including any alternatives, _____ is, is is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

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: 11/16/16

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.

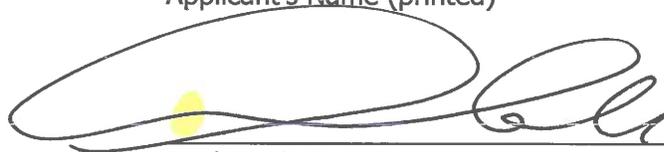
Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

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.

Dan Cole
Applicant's Name (printed)


Applicant's Signature

12/16/16
Date

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
The dominant vegetation on both sites are oak woodland and annual grassland. A branch of Secret Ravine creek is located on south site. Rock outcroppings on both sites.

2. What are the surrounding land uses? see project description
East _____ West _____ North _____ South _____

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? None known.

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.
N/A

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site Grading quantities are unknown at this
 - b. Deposited on the site time. They will be calculated with
 - c. Removed from the site grading plans which will be
Disposal site submitted as part of the application.

7. Are there any streams or permanent water courses on the site? Yes
Describe A branch of Secret Ravine Creek is located on the Sierra Villages South site.

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. Yes. Proposed development at the sites will change drainage patterns on the site. Development will increase the impervious surface area.

9. Will the project affect any drainage channel, creek, pond or any other water body?
Describe below: Unknown at this time. A branch of Secret Ravine Creek is located on South site.

10. Is any portion of the property located in a flood plain? Yes.
If so describe A portion of the South site is located within floodplain associated with Secret Ravine Creek.
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? A wetland survey and delineation is underway.
12. Are there any trees or shrubs on the project site? Yes
What types? A biological resources evaluation is underway to
Are any to be removed or transplanted? Identify resources.
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?
Unknown at this time. Biological resources evaluation and wetland survey are underway.
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? Yes. Project will introduce urban uses which will include noise sources.
15. What type of equipment will be associated with the project during construction?
Typical construction equipment - excavators, bulldozers, graders, scrapers, loaders
During permanent operation? unknown
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.
Operational and construction emissions associated with urban uses.
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.
18. Will the project create any new light source, other than street lighting? If yes, describe below:
Yes. Light sources may include residential, commercial and institutional uses.
19. Is this property covered by a Williamson Act contract? No.
20. Has this property ever been used for agricultural purposes? yes If so, for what purpose and when? Sites were likely used for grazing.
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? Sierra College at NW corner of Sierra college Blvd/Rocklin Road, Sierra Elementary on Camborne way (2.4 miles), Rocklin Elementary School on Meyers Street (0.9 mile)

Building characteristics are unknown at this time.

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: _____

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? *Not known at this time.*
Location and screening method _____

26. RESIDENTIAL PROJECTS

Total lots _____ Total dwelling units _____

Density/acre _____ Total acreage _____

Total unit count and densities are not known at this time.

	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): _____

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): _____

Retail, commercial details are not known at this time.

ALL PROJECTS

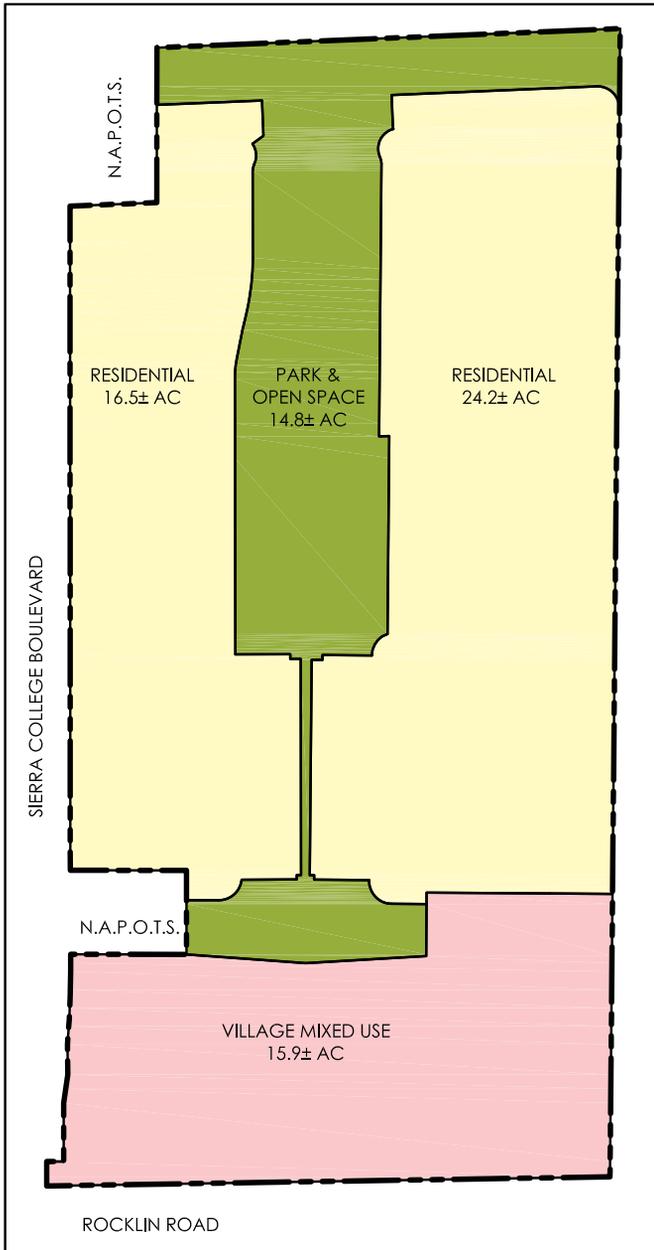
28. Approximately how many tons of solid waste will the project produce each year? *Unknown at this time.*

Project definition (e.g. residential/commercial vses, residential unit count, densities). will

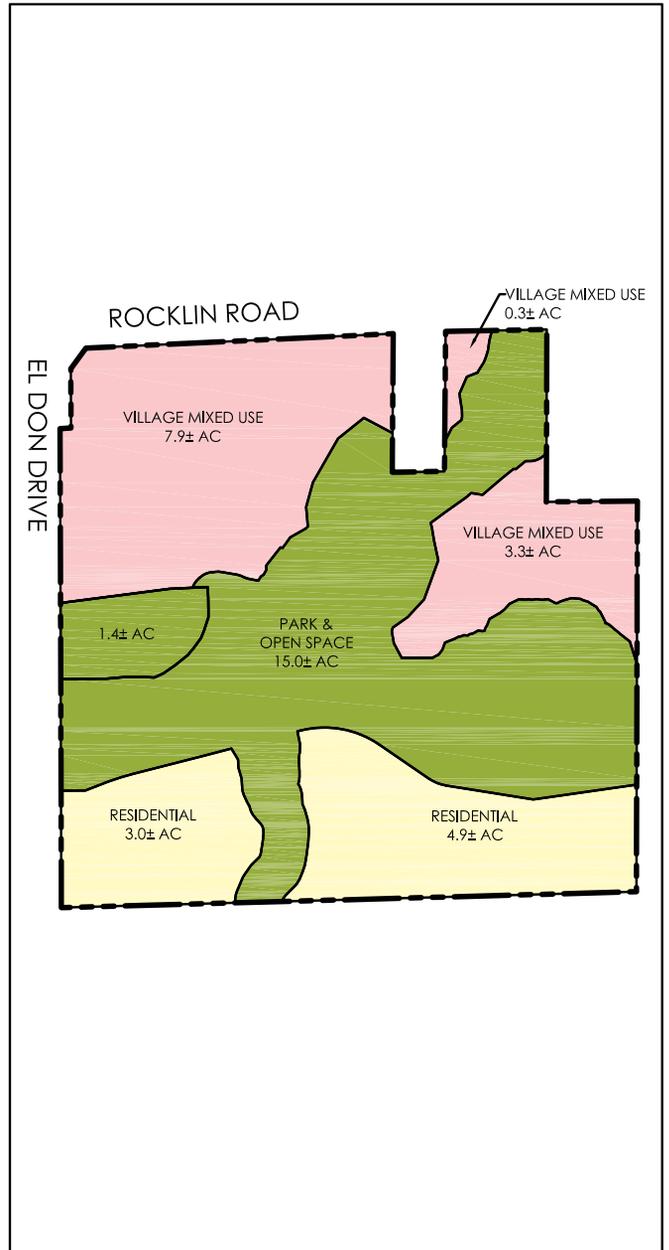
be further defined, with city input, as application is refined.

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? Yes - proximate to Sierra College
 If the project involves any hazardous material, explain: -
30. How many new residents is the project estimated to generate? Unknown at this time.
31. Will the project generate a demand for additional housing? No. Project will include housing.
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? Unknown at this time. Traffic analysis will be completed.
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? Yes.
 If yes, explain Project will introduce urban uses that will involve use of roads, sidewalks, bike paths
34. How close is the project to the nearest public park or recreation area? Monte Verde Park is located on south site.
35. What school districts will be affected by this project? Placer Union High School District, Rocklin Unified School District, Loomis Union School District
36. Describe energy-efficient features included in the project.
Energy-efficient features will be included in project design. Specific features are unknown at this time.
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas Pacific Gas + Electric (PG+E)
 Telephone AT+T, Consolidated Communications
 Water Placer County Water Agency
 Sewer South Placer Municipal Utility District
 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? None known. Cultural resources evaluation is underway.
40. Are there any archaeological features on the site? None known at this time. If so, will the project result in any impact to these features? Cultural resources evaluation is underway.

NORTH VILLAGE



SOUTH VILLAGE



PD LAND USE PLAN DESIGNATIONS		NORTH VILLAGE	SOUTH VILLAGE
	RESIDENTIAL (PD-SV-RES)	40.7±	7.9±
	VILLAGE MIXED USE (PD-SV-VMU)	15.9±	11.5±
	PARK & OPEN SPACE (PD-SV-P/OS)	14.8±	16.4±
TOTAL		71.4±	35.8±

LAND USE

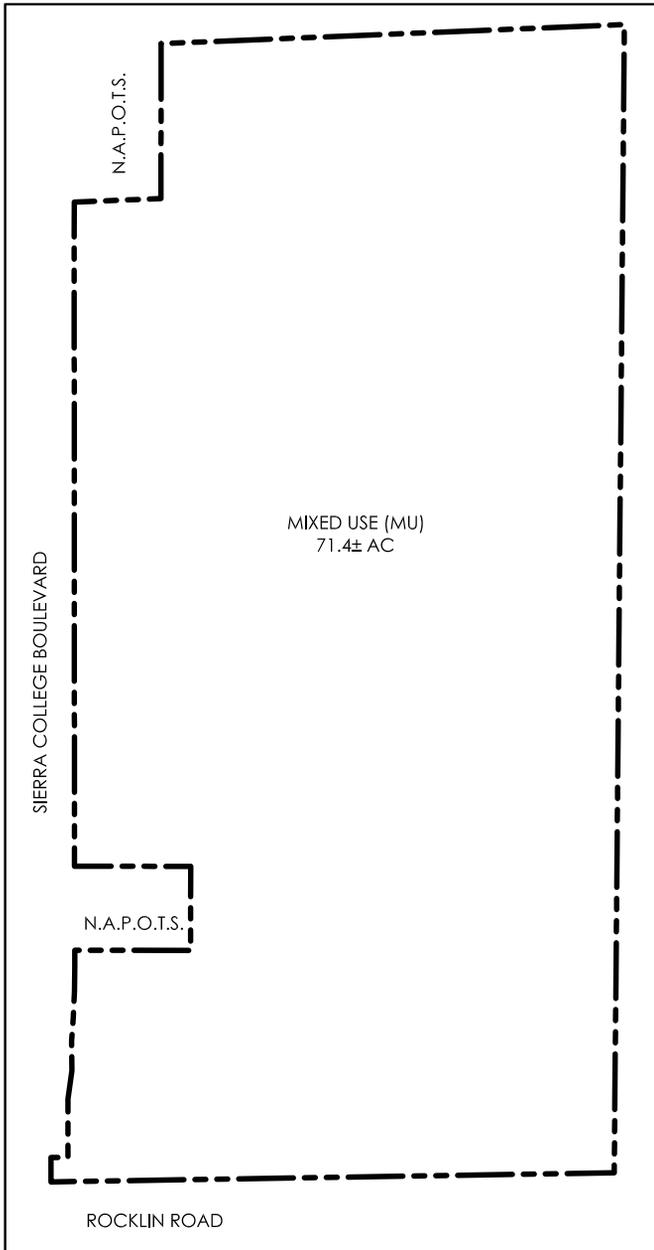
Date: November 2016

PLANNED DEVELOPMENT - SIERRA VILLAGES (PD-SV)
Rocklin, California

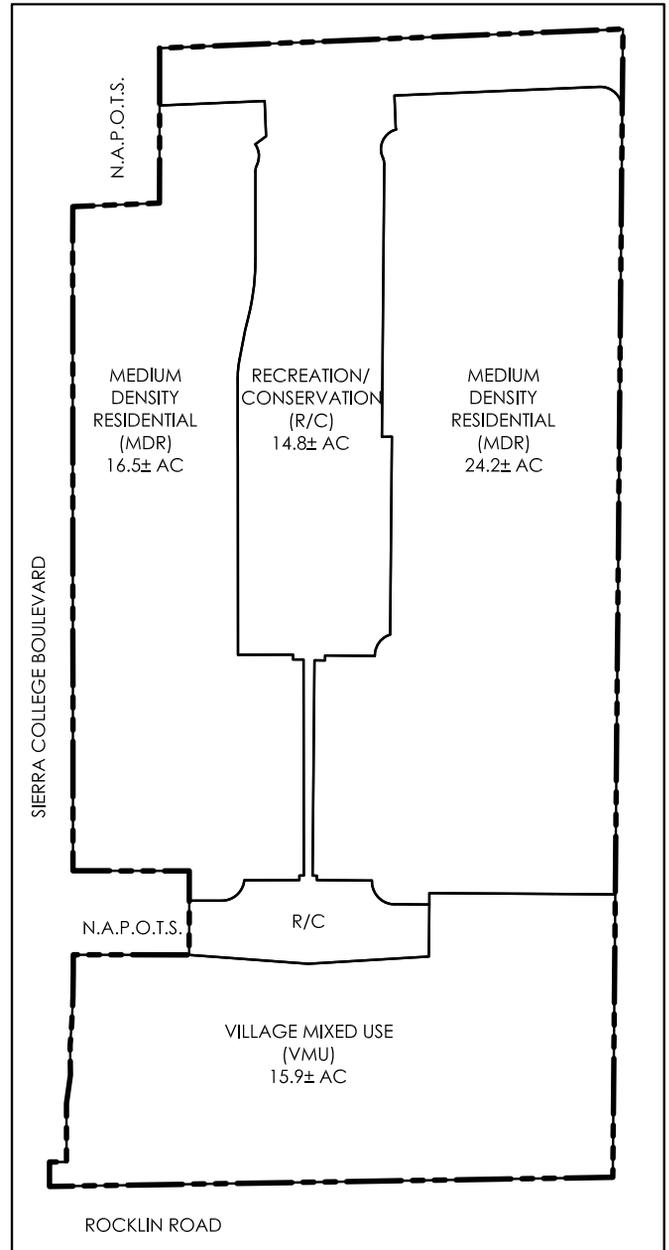
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EXISTING GENERAL PLAN DESIGNATIONS



PROPOSED GENERAL PLAN DESIGNATIONS



GENERAL PLAN DESIGNATIONS	EXISTING ACREAGE	PROPOSED ACREAGE
MIXED USE (MU)	71.4±	-
MEDIUM DENSITY (MDR) (3.5-8.4 units/acre)	-	40.7±
RECREATION/CONSERVATION (R/C)	-	14.8±
VILLAGE MIXED USE (VMU)	-	15.9±
TOTAL	71.4±	71.4±

GENERAL PLAN AMENDMENT

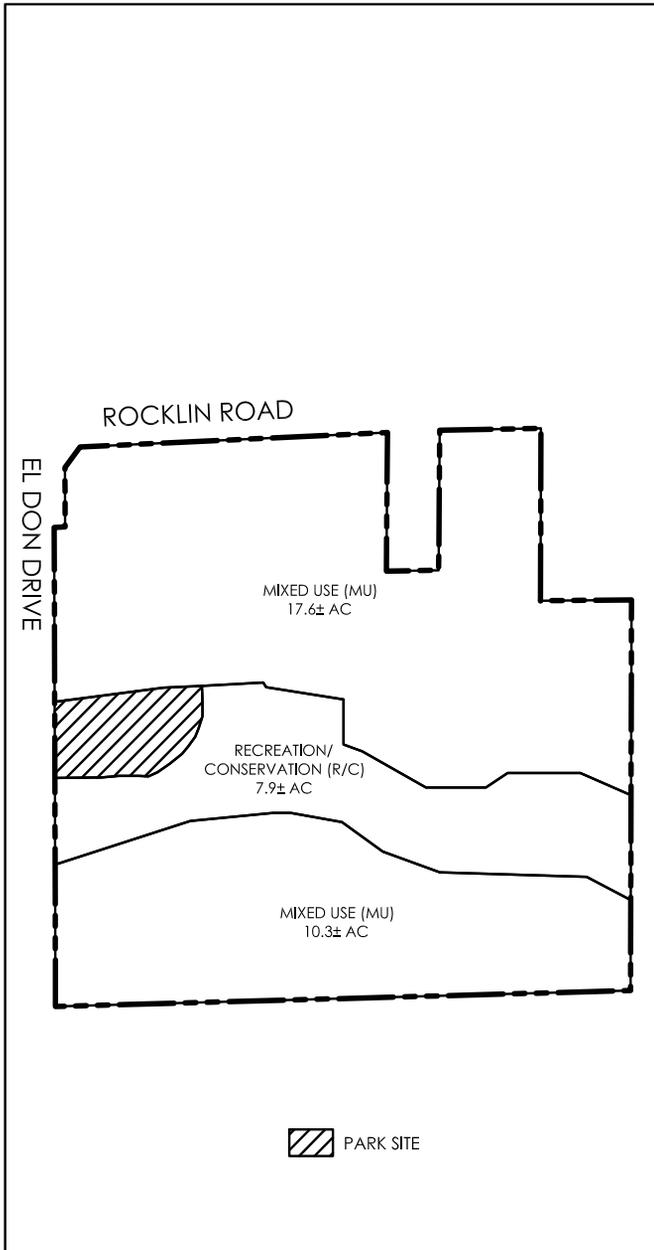
Date: November 2016

SIERRA VILLAGES - NORTH VILLAGE
Rocklin, California

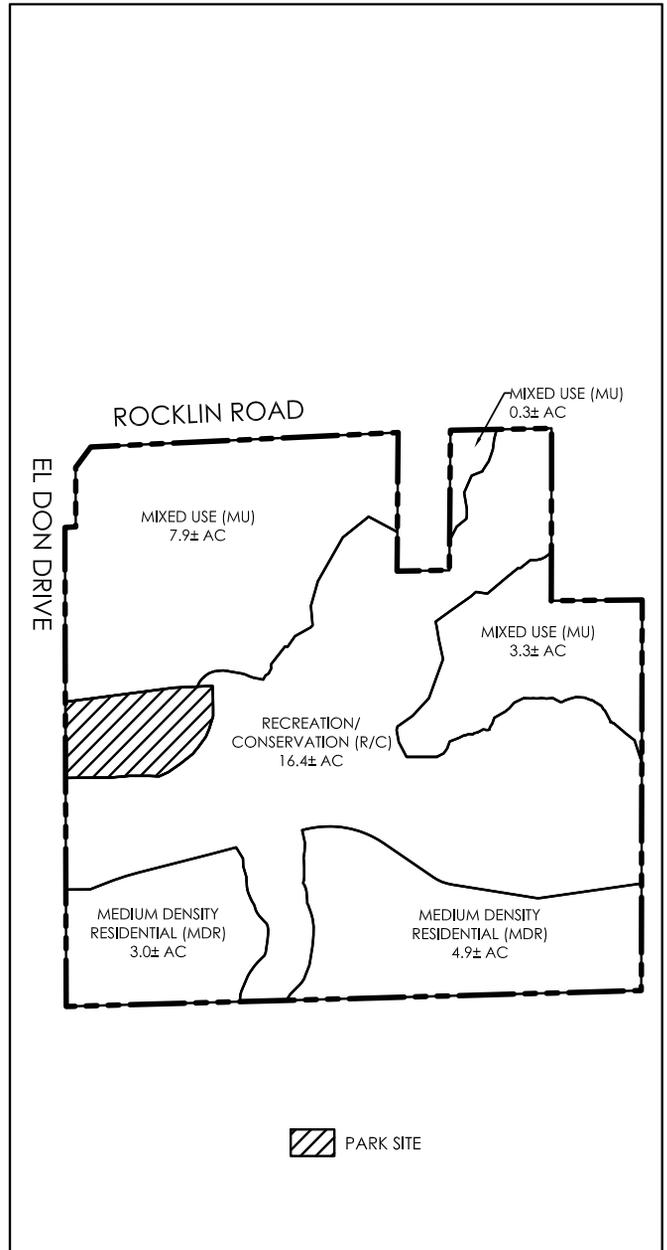
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EXISTING GENERAL PLAN DESIGNATIONS



PROPOSED GENERAL PLAN DESIGNATIONS



GENERAL PLAN DESIGNATIONS	EXISTING ACREAGE	PROPOSED ACREAGE
MIXED USE (MU)	27.9±	11.5±
MEDIUM DENSITY (MDR) (3.5-8.4 units/acre)	-	7.9±
RECREATION/CONSERVATION (R/C)	7.9±	16.4±
TOTAL	35.8±	35.8±

GENERAL PLAN AMENDMENT

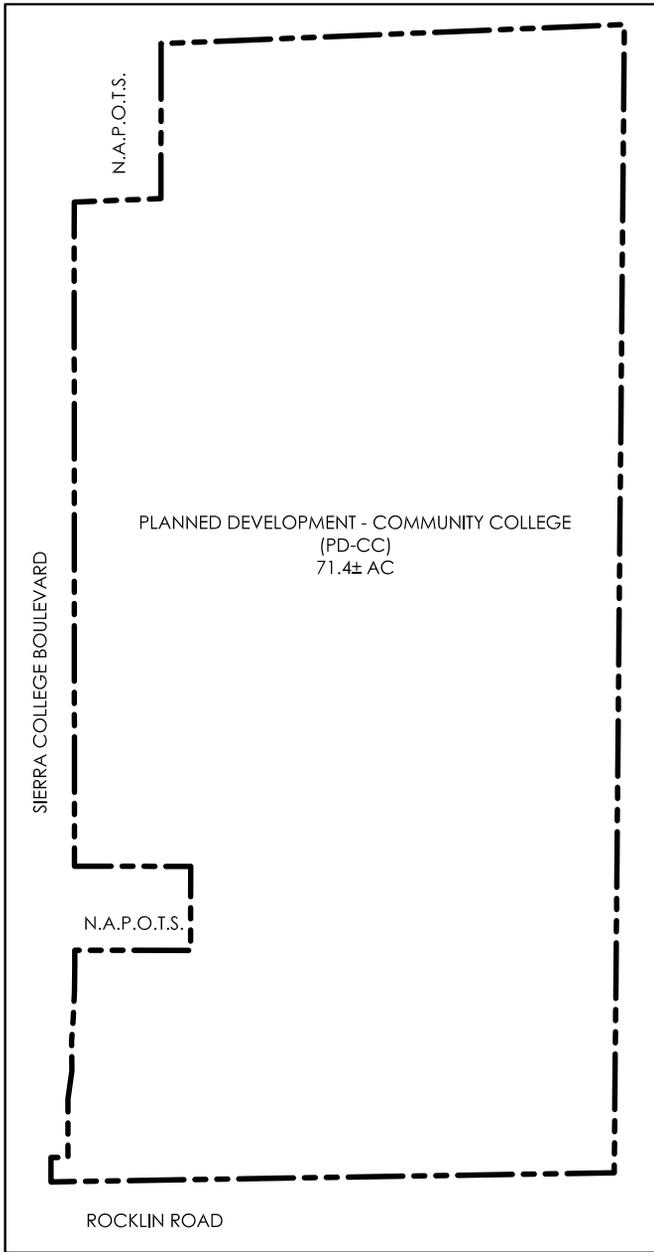
Date: November 2016

SIERRA VILLAGES - SOUTH VILLAGE
Rocklin, California

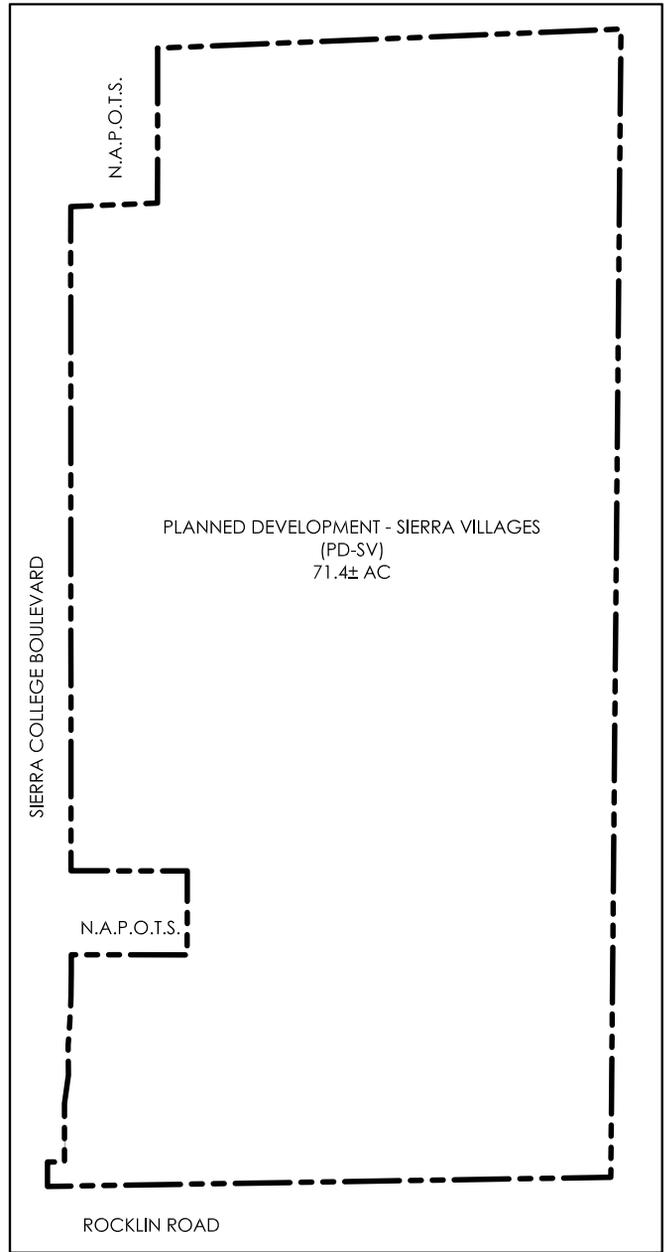
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EXISTING ZONING DESIGNATIONS



PROPOSED ZONING DESIGNATIONS



ZONING DESIGNATIONS	EXISTING ACREAGE	PROPOSED ACREAGE
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)	71.4±	-
PLANNED DEVELOPMENT - SIERRA VILLAGES (PD-SV)	-	71.4±
TOTAL	71.4±	71.4±

REZONE

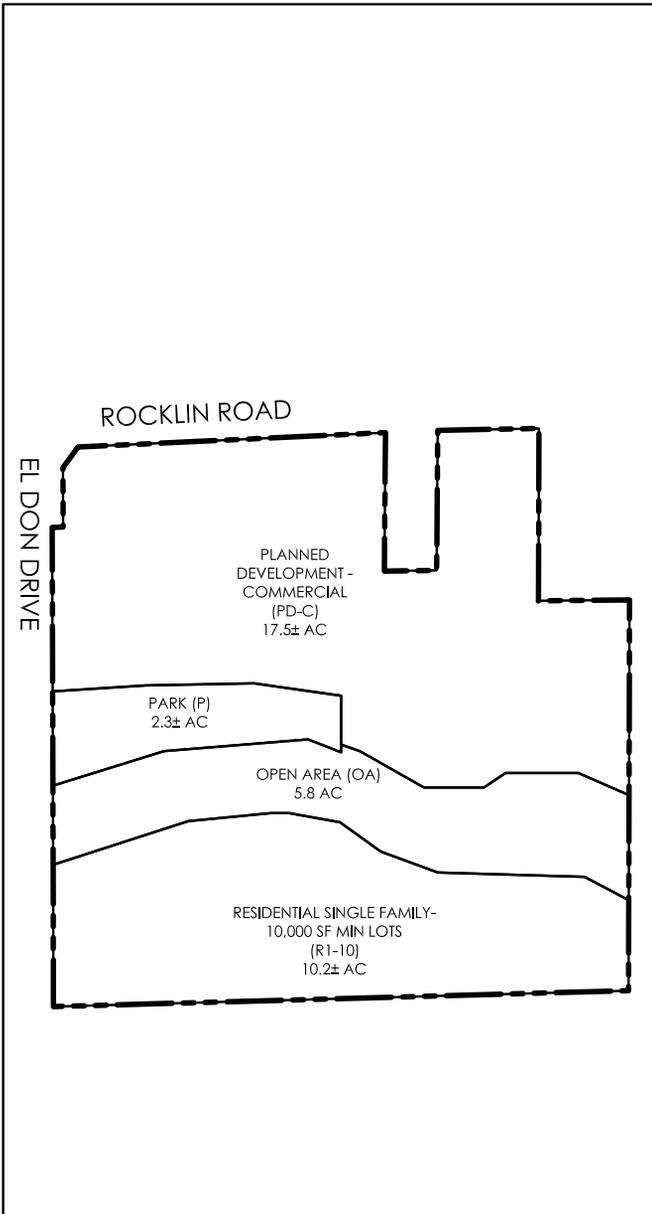
Date: November 2016

SIERRA VILLAGES - NORTH VILLAGE
Rocklin, California

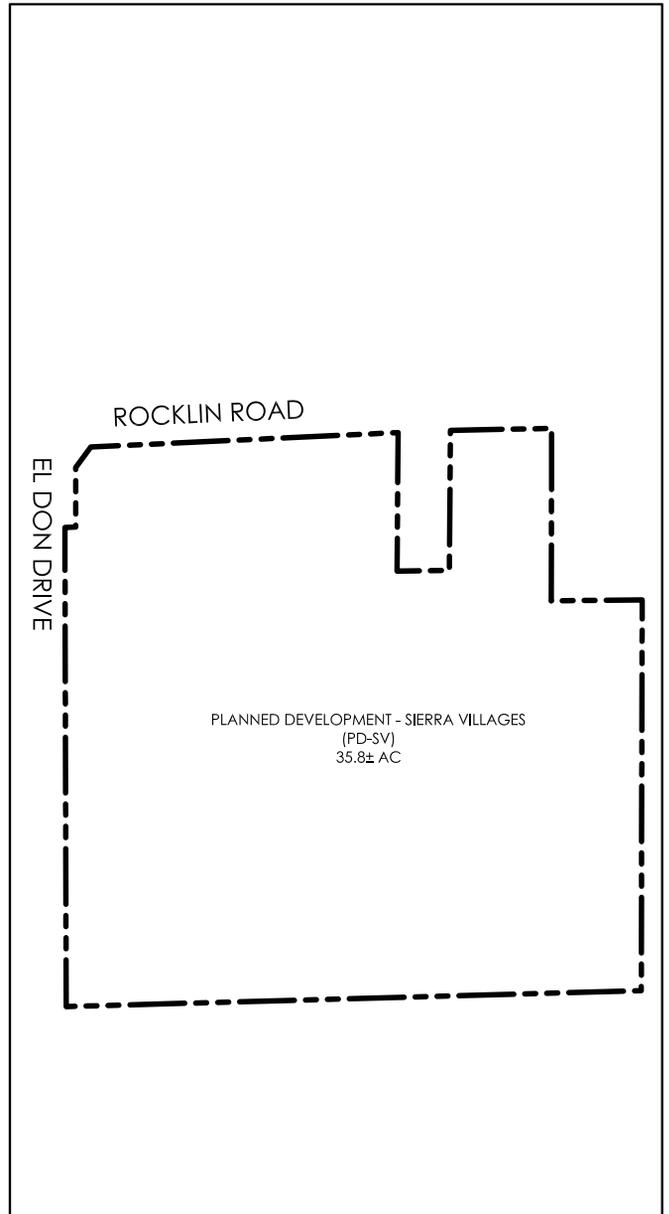
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EXISTING ZONING DESIGNATIONS



PROPOSED ZONING DESIGNATIONS



ZONING DESIGNATIONS	EXISTING ACREAGE	PROPOSED ACREAGE
PLANNED DEVELOPMENT - COMMERCIAL (PD-C)	17.5±	-
OPEN AREA (OA)	5.8±	-
RESIDENTIAL - 10,000 SF MIN. (R1-10)	10.2±	-
PARK (P)	2.3±	-
PLANNED DEVELOPMENT - SIERRA VILLAGES (PD-SV)	-	35.8±
TOTAL	35.8±	35.8±

REZONE

Date: November 2016

SIERRA VILLAGES - SOUTH VILLAGE
Rocklin, California

NOT TO SCALE

