



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: May 5, 2022

Project Name and Requested Approvals:

TRZ Fitness Use Permit

Use Permit – U2022-0002

Staff Description of Project:

The project is a request for approval of a Use Permit to allow for an indoor fitness and wellness center within an existing building in an office complex. Pursuant to the Stanford Ranch General Development Plan, "Indoor Health and Fitness Centers" require approval of a Use Permit within this zoning district. No exterior changes are proposed to the building or site.

Location:

5828 Lonetree Boulevard. Assessor's Parcel Number (APN) 380-010-016.

Land Use Designation(s)/Zoning:

The property is designated Light Industrial (LI) in the Rocklin General Plan and the zoning is Planned Development Industrial Park (PD-IP) in the Stanford Ranch 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 Notice of Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The property owner is Lato Investments, LLC. The applicant is Yvonne M. Pire.

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: TRZ
LOCATION: 5828 Lonetree Blvd Rocklin, CA 95765
ASSESSOR'S PARCEL NUMBERS: 380-010-016
DATE OF APPLICATION (STAFF): 5/3/22 RECEIVED BY (STAFF INITIALS): MC
FILE NUMBERS (STAFF): U2022-0002 FEES: \$6,293.00
RECEIPT NO.: B48214

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: n/a

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"/> BARRO Zone Application (BZ) Fee:		<input checked="" type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$5,891.00
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> General Development Plan*(PDG) Fee:	<input type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee:		<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
		<input type="checkbox"/> Modification to Approved Projects Fee: File Number: _____
Environmental Requirements: (STAFF)	<input checked="" type="checkbox"/> Exempt - \$402.00 <input type="checkbox"/> Negative Declaration –	<input type="checkbox"/> Mitigated Negative Declaration – <input type="checkbox"/> EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:		PROPERTY DATA:		UTILITIES:	
				EXISTING	PROPOSED
Existing:	<u>LI</u>	Acres:	<u>5</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed:	<u>LI</u>	Square Feet:	<u>217800</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
ZONING:		Dimensions:	<u></u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing:	<u>PD-IP</u>	No. of Units:	<u>4</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed:	<u>PD-IP</u>	Building Size:	<u>22,328</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
		Proposed Parking:	<u>(E) 112</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
		Required Parking:	<u>104</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
		Access:	<u></u>		

PROJECT REQUEST:

Interior improvements to allow for a wellness Center equipment and space

(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: Lato Investments, LLC

ADDRESS: 6532 Rose Bridge Drive

CITY: Roseville STATE: CA ZIP: 95678

PHONE NUMBER: 916-837-6553

EMAIL ADDRESS: matt.cologna@icloud.com

FAX NUMBER: NA

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): Yvonne M. Pire

CONTACT: C/O Melainie Lagrou, AIA

ADDRESS: 1718 3rd Street, Suite 101

CITY: Sacramento STATE: CA ZIP: 95811

PHONE NUMBER: (916) 257-2399

EMAIL ADDRESS: yvonne.pire@trofholz.com

FAX NUMBER: NA

SIGNATURE OF APPLICANT 
AD7F256B7235449...

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: TRZ
 Location: 5828 Lonetree Blvd, Rocklin CA 95765
 Assessors Parcel Number(s): 380-010-016

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
Use Permit

Name of person and / or firm authorized to represent property owner (Please print):
Melainie Lagrou (RMW Architects and Interiors) Project Manager on Behalf of Buyer

Address: 1718 3rd St
 City: Sacramento State: CA Zip: 95811

Phone Number: 614.738.9161 Fax Number: _____

Email Address: mlagrou@rmw.com

The above named person or firm is authorized as: ☒ Representative for Buyer

Agent (☐) Buyer (☐) Lessee (☐)

The above named person or firm is authorized to (check all that are applicable):

(☒) File any and all papers in conjunction with the aforementioned request, including signing the application

(☒) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

(☐) 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: 8/1/2022

Owners Authorization Signature & Date:

Signature:  Date: 4/28/2022

Owners Name (Please Print): Matthew Cologna

Owners Address: 6532 Rose Bridge Drive

City: Roseville State: CA Zip: 95678

Phone Number: 916-837-6553

Email Address: matt.cologna@icloud.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** ☒ (check one) owner(s) of record of preserved mineral rights on the subject property and I, Yvonne M. Pire ☒, the applicant or applicant's representative, **have** _____ / **have not** ☒ (check 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.

DocuSigned by:

Yvonne M. Pire

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Signature

4/28/2022

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, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,343.25 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,456.75 and \$3,393.25 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, Yvonne M. Pire, the applicant or applicant's representative, have read the information above and understand its meaning.

DocuSigned by:
Yvonne M. Pire
AB7F266B7235448...
Signature

4/28/2022
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;

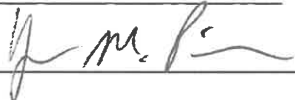
The project, including any alternatives, _____ is, ☒ is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: 2022

Type of problem: None found.

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

Dated: 3/25/2022

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.

Yvonne M. Pire

Applicant's Name (printed)



Applicant's Signature

3/25/2022

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) 5828 Lonetree Blvd

CITY: Rocklin STATE: CA ZIP: 95765

ASSESSORS PARCEL #: 380-010-016

NAME OF PROJECT: TRZ

CONTACT/APPLICANT NAME: Melainie Lagrou - Main Contact

ADDRESS: 1718 3rd St

CITY: Sacramento STATE: CA ZIP: 95811

PHONE: 614.738.9161 EMAIL: MAGROU@RMW.COM

Project Description - Describe in detail. Add separate sheet if necessary.

Interior tenant improvement to modify an existing office / mixed use space into a Wellness Facility with ancillary offices. Tenant Improvement to include construction of interior non-structural walls, mechanical and electrical modifications for new layout. New finishes, cabinetry, and wellness equipment such as yoga mats, weights, chiropractic tables etc. No site or exterior modifications proposed.

Property size:	<u>217800</u>	<u>5</u>
	Square Feet	Acres
Land Use:	<u>LI</u>	<u>LI</u>
	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:

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:

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
----------------------------------	----------------	-----------------------------

<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more:

This is an existing Industrial Park that has been an Industrial Park for more than 10 years. The building was built in 2007.

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

The site is already completely developed with site landscaping consistent with city requirements including trees, shrubs, and low water ground scape at parking fingers and edging.

2. What are the surrounding land uses?

East ^{LI} _____ West ^{RC} _____ North ^{LI} _____ South ^{LI} _____

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: ⁰ _____
b. Deposited on the site: ⁰ _____
c. Removed from the site: ⁰ _____
d. Disposal site: ⁰ _____

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? ^{no} _____
If so explain. If not, why not:

9. Will the project affect any drainage channel, creek, pond or any other water body? ^{no} _____
Describe below:

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? ^{no} _____
If so how will they be impacted by the project?
12. Are there any trees or shrubs on the project site? ^{yes} _____
What types? ^{oaks} _____
Are any to be removed or transplanted? ^{no} _____
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?
Standard drills, saws, hammers, hand held tools
- During permanent operation?
nothing that emits noise that would affect others, light music in wellness rooms for ambiance, etc.
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.
dust particulates, we will follow required duct covering and mitigation measures per CALGREEN. All finishes to comply with CALGREEN requirements and will not produce air pollutants.
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? ^{some light dust during erection of walls} _____
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:
dust particulates, we will follow required duct covering and mitigation measures per CALGREEN. All finishes to comply with CALGREEN requirements and will not produce air pollutants. This will be mitigated in the suite and will not affect other suites in the building.
18. Will the project create any new light source, other than street lighting? ^{no} _____
If yes, describe below:
19. Is this property covered by a Williamson Act contract? ^{no} _____
20. Has this property ever been used for agricultural purposes? ^{not within the last 10 years} _____
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? ^{non that are known} _____
23. How close is the nearest school? ^{.5 mi} _____

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

Size of new structure(s) or addition in gross square feet: N/A building existing to remain (E) SF 22,328Building height measured from ground to highest point in feet: N/A building existing to remain (E) 32'-8"AFFNumber of floors/stories: N/A building existing to remain (E) 2 Stories

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:

N/A building existing to remain (E) 32'-8"AFFProject site coverage: Building (E) 60,736 sq.ft. (E) 28.4 %

Landscaping _____ sq.ft. _____ %

Paving _____ sq.ft. _____ %

Exterior building materials: N/A building existing to remainExterior building colors: (E) Creams and Brown tones stuccoWall and/or fencing material: N/ATotal number of off-street parking spaces required: 105 Provided: 112Total number of bicycle parking spaces: 025. Is there any exposed mechanical equipment associated with the project? NO

Location and screening method: _____

26. RESIDENTIAL PROJECTS

Total lots _____

Total dwelling units _____

Density/acre _____

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): TRZOriented to: Regional _____ City^x _____ Neighborhood^x _____

Hours of operation: _____

Total occupancy/Building capacity: _____

Gross floor area: _____ Number of fixed seats: _____

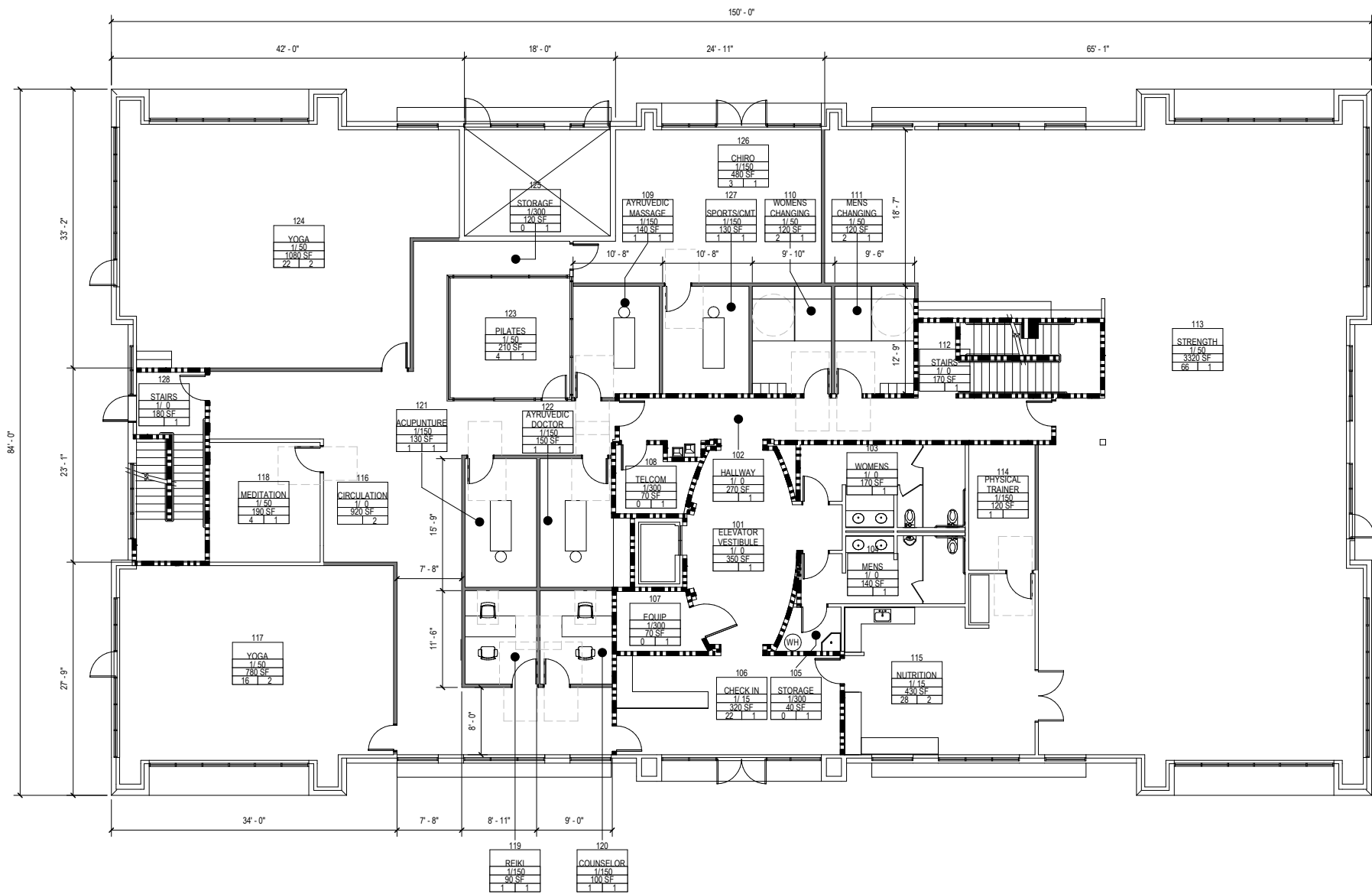
Number of employees (total): _____ Employees per shift: _____ Number of Shifts: _____

Number of visitors/customers on site at busiest time (best estimate): _____

Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? ^{44,970} _____
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? ⁰ _____
31. Will the project generate a demand for additional housing? ⁰ _____
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
 Current: ¹¹² _____ Estimated: ¹⁰⁵ _____
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? ^{no} _____
 If yes, explain: _____
34. How close is the project to the nearest public park or recreation area? ^{.5 mi} _____
35. What school districts will be affected by this project? ^{no} _____
36. Describe energy-efficient features included in the project
 lighting, HVAC _____
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas: ^{already provided} _____
 Telephone: ^{already provided} _____
 Water: ^{already provided} _____
 Sewer: ^{already provided} _____
 Storm Drainage: ^{already provided} _____
 Solid Waste: ^{already provided} _____
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? ^{no} _____
 If so, will the project result in any impact to the building? _____
40. Are there any archaeological features on the site? ^{no} _____
 If so, will the project result in any impact to these features? _____

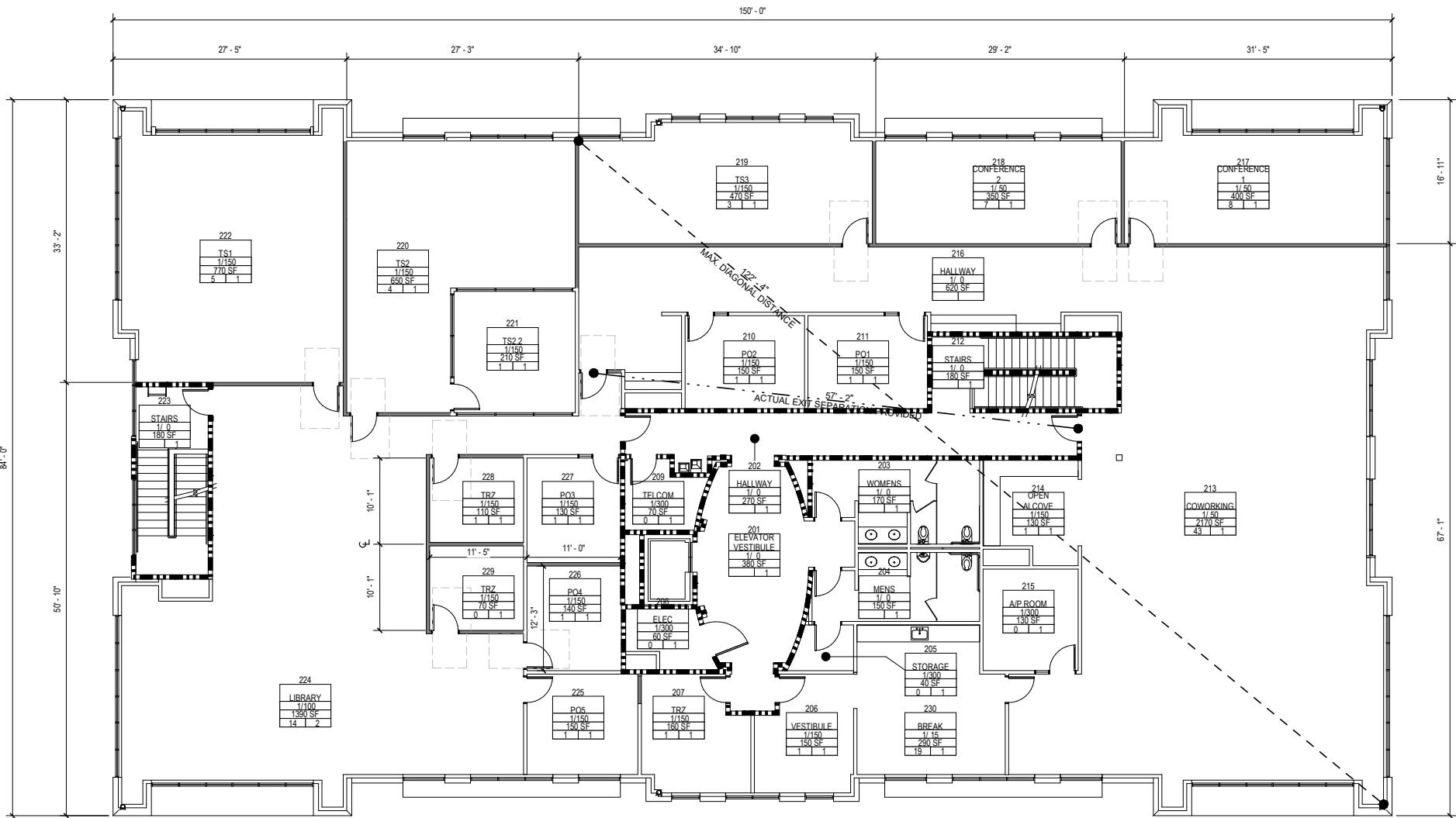


FIRST FLOOR PLAN
1/8" = 1'-0"

OCCUPANT LOAD SCHEDULE

ROOM NUMBER	ROOM NAME	AREA (SF)	Occupancy Type	LOAD FACTOR	NO. OF OCCUPANTS
Level 1					
101	ELEVATOR VESTIBULE	354.34 SF	ANCILLARY	0	0
102	HALLWAY	266.19 SF	ANCILLARY	0	0
103	WOMENS	173.14 SF	ANCILLARY	0	0
104	MENS	144.73 SF	ANCILLARY	0	0
105	STORAGE	35.10 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
106	CHECK IN	323.63 SF	ASSEMBLY (UNCONCENTRATED, TABLES AND CHAIRS)	15	22
107	EQUIP	66.56 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
108	TELCOM	66.51 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
109	AYRUVEDIC MASSAGE	135.96 SF	BUSINESS AREAS	150	1
110	WOMENS CHANGING	119.83 SF	LOCKER ROOMS	50	2
111	MENS CHANGING	120.01 SF	LOCKER ROOMS	50	2
112	STAIRS	174.46 SF	ANCILLARY	0	0
113	STRENGTH	3316.74 SF	EXERCISE ROOMS	50	66
114	PHYSICAL TRAINER	117.68 SF	BUSINESS AREAS	150	1
115	NUTRITION	426.81 SF	KITCHENS (COMMERCIAL)	200	2
116	CIRCULATION	916.21 SF	ANCILLARY	0	0
117	YOGA	775.26 SF	EXERCISE ROOMS	50	16
118	MEDITATION	187.64 SF	EXERCISE ROOMS	50	4
119	REIKI	94.57 SF	BUSINESS AREAS	150	1
120	COUNSELOR	95.49 SF	BUSINESS AREAS	150	1
121	ACUPUNCTURE	130.23 SF	BUSINESS AREAS	150	1
122	AYRUVEDIC DOCTOR	148.41 SF	BUSINESS AREAS	150	1
123	PILATES	213.59 SF	EXERCISE ROOMS	50	4
124	YOGA	1076.85 SF	EXERCISE ROOMS	50	22
125	STORAGE	123.83 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
126	CHIRO	483.31 SF	BUSINESS AREAS	150	3
127	SPORTS/CMT	131.32 SF	BUSINESS AREAS	150	1
128	STAIRS	176.33 SF	ANCILLARY	0	0
10394.72 SF					150

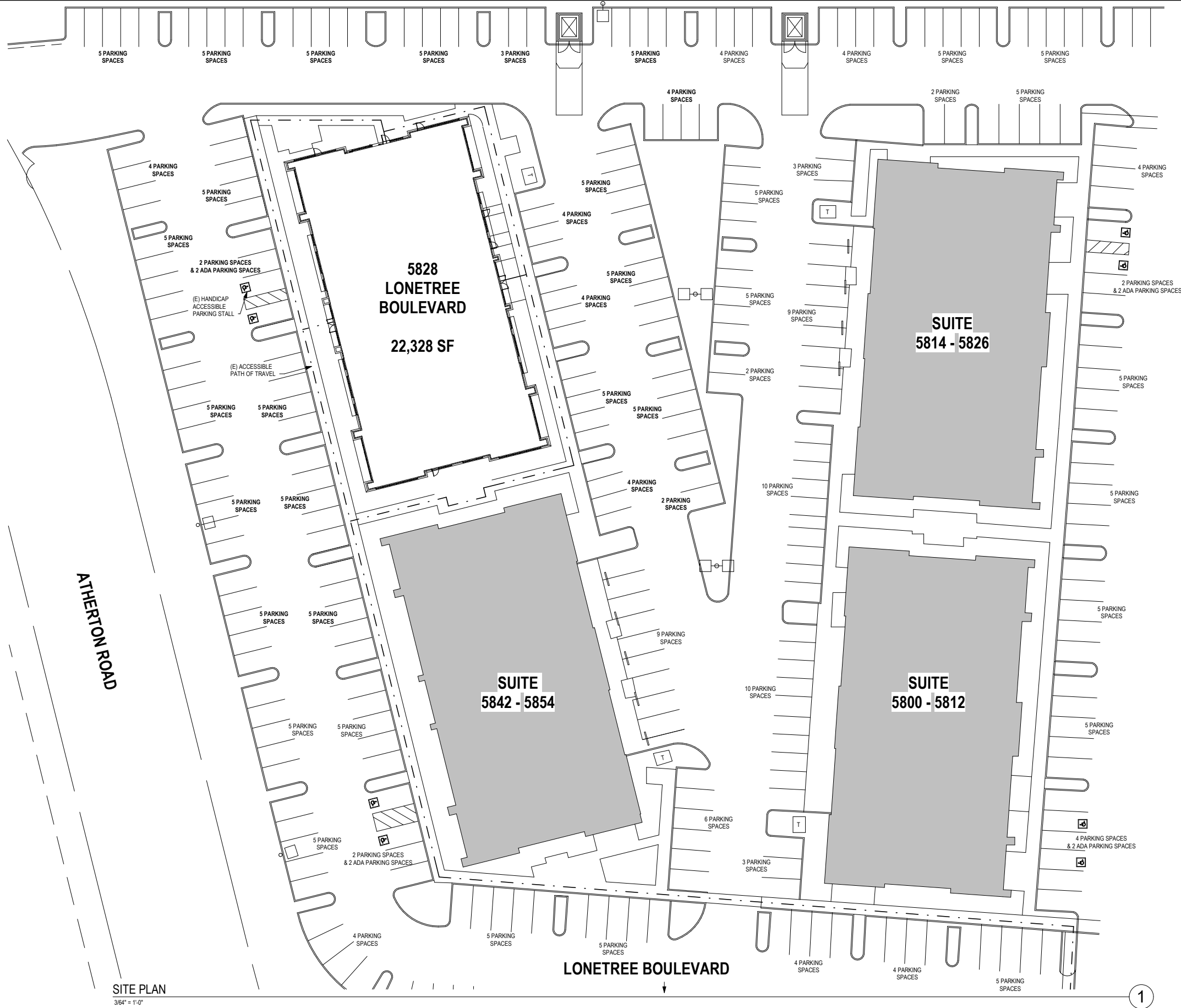




SECOND FLOOR PLAN
1/8" = 1'-0"

OCCUPANT LOAD SCHEDULE

ROOM NUMBER	ROOM NAME	AREA (SF)	Occupancy Type	LOAD FACTOR	NO. OF OCCUPANTS
Level 2					
201	ELEVATOR VESTIBULE	377.10 SF	ANCILLARY	0	0
202	HALLWAY	273.69 SF	ANCILLARY	0	0
203	WOMENS	173.13 SF	ANCILLARY	0	0
204	MENS	145.27 SF	ANCILLARY	0	0
205	STORAGE	35.62 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
206	VESTIBULE	147.36 SF	BUSINESS AREAS	150	1
207	TRZ	161.34 SF	BUSINESS AREAS	150	1
208	ELEC	57.96 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
209	TELCOM	66.50 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
210	PO2	152.80 SF	BUSINESS AREAS	150	1
211	PO1	152.69 SF	BUSINESS AREAS	150	1
212	STAIRS	180.28 SF	ANCILLARY	0	0
213	COWORKING	2173.58 SF	ASSEMBLY (50)	50	43
214	OPEN ALCOVE	127.33 SF	BUSINESS AREAS	150	1
215	A/P ROOM	132.63 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQPT. ROOM	300	0
216	HALLWAY	617.46 SF	ANCILLARY	0	0
217	CONFERENCE 1	399.19 SF	ASSEMBLY (50)	50	8
218	CONFERENCE 2	347.08 SF	ASSEMBLY (50)	50	7
219	TS3	473.76 SF	BUSINESS AREAS	150	3
220	TS2	653.91 SF	BUSINESS AREAS	150	4
221	TS2.2	210.01 SF	BUSINESS AREAS	150	1
222	TS1	768.00 SF	BUSINESS AREAS	150	5
223	STAIRS	181.52 SF	ANCILLARY	0	0
224	LIBRARY	1386.15 SF	LIBRARY (STACK)	100	14
225	PO5	153.23 SF	BUSINESS AREAS	150	1
226	PO4	135.45 SF	BUSINESS AREAS	150	1
227	PO3	134.75 SF	BUSINESS AREAS	150	1
228	TRZ	109.03 SF	BUSINESS AREAS	150	1
229	TRZ	66.11 SF	BUSINESS AREAS	150	0
230	BREAK	287.87 SF	ASSEMBLY (UNCONCENTRATED, TABLES AND CHAIRS)	15	19
		10279.80 SF			115



MUNICIPAL CODE ROCKIN 17.66OFF STREET PARKING

FIRST FLOOR
OFFICE: 2,087.4 SF
EXERCISE: 5,570.08 SF
ANCILARY: 2,737.24 SF

SECOND FLOOR
OFFICE: 7,897 SF
ANCILLARY: 2,382.52 SF

TOTAL:
OFFICE: 9,984.4 SF
EXERCISE: 5,570.08 SF
ANCILLARY: 5,119.76 SF

PARKING REQUIRED:
OFFICE: 5 PARKING SPACES (1:1,000 SF) 9,984 SF - 1,000 SF = 8,984/200SF = 44.92 + 5 PARKINGS SPACES = 49.92 PARKING SPACES REQUIRED
EXERCISE: 5 PARKING SPACES (1:1,000 SF) 5,570 SF - 1,000 SF = 5,570/200SF = 22.85 + 5 PARKING SPACES = 27.85 PARKING SPACES REQUIRED
TOTAL 77.77 PARKING SPACES REQUIRED

PARKING PROVIDED:
PARKING SPACES: 112 PARKING & 2 ADA

17.66.040 - COMMERCIAL, BUSINESS AND PROFESSIONAL OFFICE AND PERSONAL SERVICE ESTABLISHMENTS.
THIS SECTION SETS FORTH THE GENERAL PARKING STANDARDS APPLICABLE TO COMMERCIAL, BUSINESS PROFESSIONAL OFFICE, AND PERSONAL SERVICE ESTABLISHMENTS EXCEPT AS MAY BE SPECIFICALLY SET FORTH ELSEWHERE IN THIS CHAPTER.

A COMMERCIAL, BUSINESS PROFESSIONAL OFFICE (EXCEPT AS SET FORTH IN SUBSECTION B BELOW), AND PERSONAL SERVICE ESTABLISHMENT USES, INCLUDING MEDICAL OFFICES, SHALL PROVIDE A MINIMUM OF FIVE PARKING SPACES FOR ZERO UP TO ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA PLUS ONE ADDITIONAL SPACE FOR EACH TWO HUNDRED SQUARE FEET OF GROSS FLOOR AREA WHERE SUCH USES ARE CONDUCTED EXCLUSIVELY WITHIN A BUILDING.

B BUSINESS AND PROFESSIONAL OFFICES (EXCLUDING MEDICAL OFFICES) WHEN LOCATED IN A STRUCTURE THAT IS DESIGNED EXCLUSIVELY FOR OFFICE USES (TYPICALLY CHARACTERIZED BY COMMON BUILDING ENTRANCES AND INTERIOR CORRIDORS TO ACCESS OFFICE SUITES) SHALL PROVIDE FOUR PARKING SPACES FOR ZERO UP TO ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA PLUS ONE SPACE FOR EACH ADDITIONAL TWO HUNDRED FIFTY SQUARE FEET OF GROSS FLOOR AREA.

C SHOPPING CENTERS AND COMMERCIAL CLUSTER DEVELOPMENTS SHALL PROVIDE FOR A MINIMUM OF FIVE PARKING SPACES FOR ZERO UP TO ONE THOUSAND SQUARE FEET OF GROSS FLOOR AREA PLUS ONE ADDITIONAL SPACE FOR EACH TWO HUNDRED SQUARE FEET OF GROSS FLOOR AREA. PARKING IN SHOPPING CENTERS AND COMMERCIAL CLUSTER DEVELOPMENTS SHALL BE COMMON TO ALL BUSINESSES.
(ORD. 917 § 7, 2007; ORD. 588 § 1, 1988; ORD. 336 § 7.06.030, 1977).





EXTERIOR VIEW 1
1/2" = 1'-0"

1



EXTERIOR VIEW 2
1/2" = 1'-0"

2



EXTERIOR VIEW 3
1/2" = 1'-0"

3



EXTERIOR VIEW 4
1/2" = 1'-0"

4



EXTERIOR VIEW 5
1/2" = 1'-0"

5



EXTERIOR VIEW 6
1/2" = 1'-0"

6



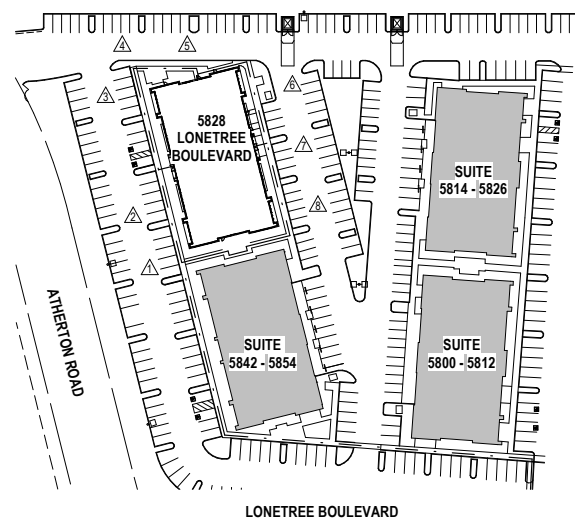
EXTERIOR VIEW 7
1/2" = 1'-0"

7



EXTERIOR VIEW 8
1/2" = 1'-0"

8



KEY PLAN
1" = 80'-0"

9