



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: November 2, 2015

Project Name and Requested Approvals:

WILLIAM JESSUP UNIVERSITY 7-LOT PARCEL MAP
TENTATIVE PARCEL MAP, DL2015-0005

Staff Description of Project:

This application is a request for approval of a Tentative Parcel Map to create 7 lots (1 Parcel located on the east side of the campus to be turned into 4 lots and the remaining 3 lots to be created on the west of the campus. This projects is to create these (7) separate lots only with no improvements proposed as part of this tentative parcel map.

Location:

The subject site is located at 2121 University Avenue, Rocklin, CA 95765
APN 017-270-084, 088, & 089

Existing Land Use Designations:

The property is zoned Planned Development Light Industrial /Open Space (PD-LI /OS).
The General Plan designation is Mixed Use/Light Industrial/Recreation Conservation (MU/LI/R-C).

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 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Ron Wood with RFE Engineering, INC. The property owner is William Jessup University.

Attached Information:

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

P:\PUBLIC PLANNING FILES\BVF\Special Projects\Website Posting of Referrals\Background Information & Project Description.docx



City of Rocklin

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

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: William Jessup University 7-Lot Parcel Map

LOCATION: 2121 University Avenue, Rocklin, CA 95765

ASSESSOR'S PARCEL NUMBERS: 017-270-084, 088, & 089

DATE OF APPLICATION (STAFF): _____ **RECEIVED BY (STAFF INITIALS):** _____

FILE NUMBERS (STAFF): _____ **FEES:** _____

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: 11/02/2015

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

<input type="checkbox"/> General Plan Amendment (GPA) Fee: \$11,434 (< 100 Acres) \$ 2,565 (each add'l 100 Acres)	<input 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 type="checkbox"/> Rezone (Reclassification) (Z) Fee: \$9,846 < 20 acres \$10,850 > 20 acres	<input checked="" type="checkbox"/> Tentative Parcel Map (DL) Fee: \$9,888	<input type="checkbox"/> Variance (V) Fee: \$5,036
<input 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 type="checkbox"/> Oak Tree Preservation Plan Permit Planning Commission Fee: \$ 915 City Council Fee: \$1,232
<input 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 checked="" type="checkbox"/> Exempt - \$1,277.00 No Fee per Laura Webster	<input type="checkbox"/> Mitigated Negative Declaration – \$6,311.00
	<input type="checkbox"/> Negative Declaration – \$5,166.00	<input type="checkbox"/> EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

<p>GENERAL PLAN DESIGNATION: MU, LI, & Existing: <u>R-C</u> Proposed: <u>SAME</u></p> <p>Zoning: PD-LI & Existing: <u>OS</u> Proposed: <u>SAME</u></p>	<p>PROPERTY DATA: Overall Site: 117.972+/- Ac Project Areas: Acres: <u>Parcel 1 = 6.172+/- Ac</u> Remainder = 89.297+/- Ac Square Feet: _____</p> <p>Dimensions: _____</p> <p>No. of Units: <u>N/A</u></p> <p>Building Size: <u>N/A</u></p> <p>Proposed Parking: <u>N/A</u></p> <p>Required Parking: <u>N/A</u></p> <p>Access: <u>University Ave.</u></p>	<p style="text-align: center;">UTILITIES:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 50%;">EXISTING</th> <th style="text-align: left; width: 50%;">PROPOSED</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Pub. Sewer</td> <td>_____ Pub. Sewer</td> </tr> <tr> <td><input checked="" type="checkbox"/> Septic Sewer</td> <td>_____ Septic Sewer</td> </tr> <tr> <td><input checked="" type="checkbox"/> Pub. Water</td> <td>_____ Pub. Water</td> </tr> <tr> <td>_____ Well Water</td> <td>_____ Well Water</td> </tr> <tr> <td><input checked="" type="checkbox"/> Electricity</td> <td>_____ Electricity</td> </tr> <tr> <td><input checked="" type="checkbox"/> Gas</td> <td>_____ Gas</td> </tr> <tr> <td><input checked="" type="checkbox"/> Cable</td> <td>_____ Cable</td> </tr> </tbody> </table>	EXISTING	PROPOSED	<input checked="" type="checkbox"/> Pub. Sewer	_____ Pub. Sewer	<input checked="" type="checkbox"/> Septic Sewer	_____ Septic Sewer	<input checked="" type="checkbox"/> Pub. Water	_____ Pub. Water	_____ Well Water	_____ Well Water	<input checked="" type="checkbox"/> Electricity	_____ Electricity	<input checked="" type="checkbox"/> Gas	_____ Gas	<input checked="" type="checkbox"/> Cable	_____ Cable
EXISTING	PROPOSED																	
<input checked="" type="checkbox"/> Pub. Sewer	_____ Pub. Sewer																	
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_____ Well Water	_____ Well Water																	
<input checked="" type="checkbox"/> Electricity	_____ Electricity																	
<input checked="" type="checkbox"/> Gas	_____ Gas																	
<input checked="" type="checkbox"/> Cable	_____ Cable																	

PROJECT REQUEST: Tentative Parcel Map to create 7 lots - (E) Parcel 1 into 4 lots and Remainder on west side of University Avenue into 3 lots. This project is to create these seven (7) separate lots only with no improvements proposed as part of this tentative parcel map.

(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: William Jessup University

ADDRESS: 2121 University Avenue, Rocklin, CA 95765

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: 916-577-2200

EMAIL ADDRESS: jjackson@jessup.edu

FAX NUMBER: 916-577-2203

SIGNATURE OF OWNER 

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

Dr. John Jackson, President, William Jessup University

NAME OF APPLICANT
(If different than owner): RFE Engineering, Inc.

CONTACT: Ron Wood

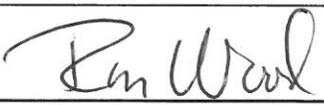
ADDRESS 2260 Douglas Blvd., Suite 160

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916-772-7800

EMAIL ADDRESS: rwood@RFEengineering.com

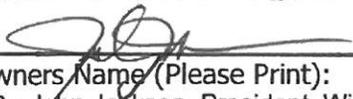
FAX NUMBER: 916-772-7804

SIGNATURE OF APPLICANT 

Ron Wood, P.E., RFE Engineering, Inc.

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: William Jessup University 7-Lot Parcel Map
Location: 2121 University Ave., Rocklin, CA 95765
Assessors Parcel Number(s): 017-270-084, 088, & 089
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Tentative Parcel Map
Name of person and / or firm authorized to represent property owner (Please print): Ron Wood, PE RFE Engineering, Inc.
Address (Including City, State, and Zip Code): 2260 Douglas Blvd., Suite 160 Roseville, CA 95661
Phone Number: 916-772-7800
Fax Number: 916-772-7804
Email Address: rwood@rfeengineering.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 checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date: 
Owners Name (Please Print): Dr. John Jackson, President, William Jessup University
Owners Address (Including City, State, and Zip Code): 2121 University Ave. Rocklin, CA 95765
Phone Number: 916-557-2210
Email Address: jjackson@jessup.edu

LEGEND:

- ✕ FOUND MONUMENT AS DENOTED ON MAP
- DIMENSION POINT - NOTHING FOUND OR SET
- △ SET MONUMENT AS DENOTED ON MAP HEREON
- SET 3/4" IRON PIPE, PLUGGED LS 4715
- ✕ SET 3/4" REBAR, CAPPED LS 4715
- (1) RECORD INFORMATION PER 0 MAPS 24, PCR
- (2) RECORD INFORMATION PER 24 PARCEL MAPS 10, PCR
- (3) RECORD INFORMATION OF 20' SEWER EASEMENT PER INSTRUMENT NO. 2004-0035793 SHOWN ON BOOK 31 PARCEL MAPS, PAGE 135 ORPC
- (4) RECORD INFORMATION PER 31 PARCEL MAPS 135, PCR
- (5) RECORD INFORMATION PER T MAPS 51, PCR
- (6) RECORD INFORMATION PER 35 PM 63

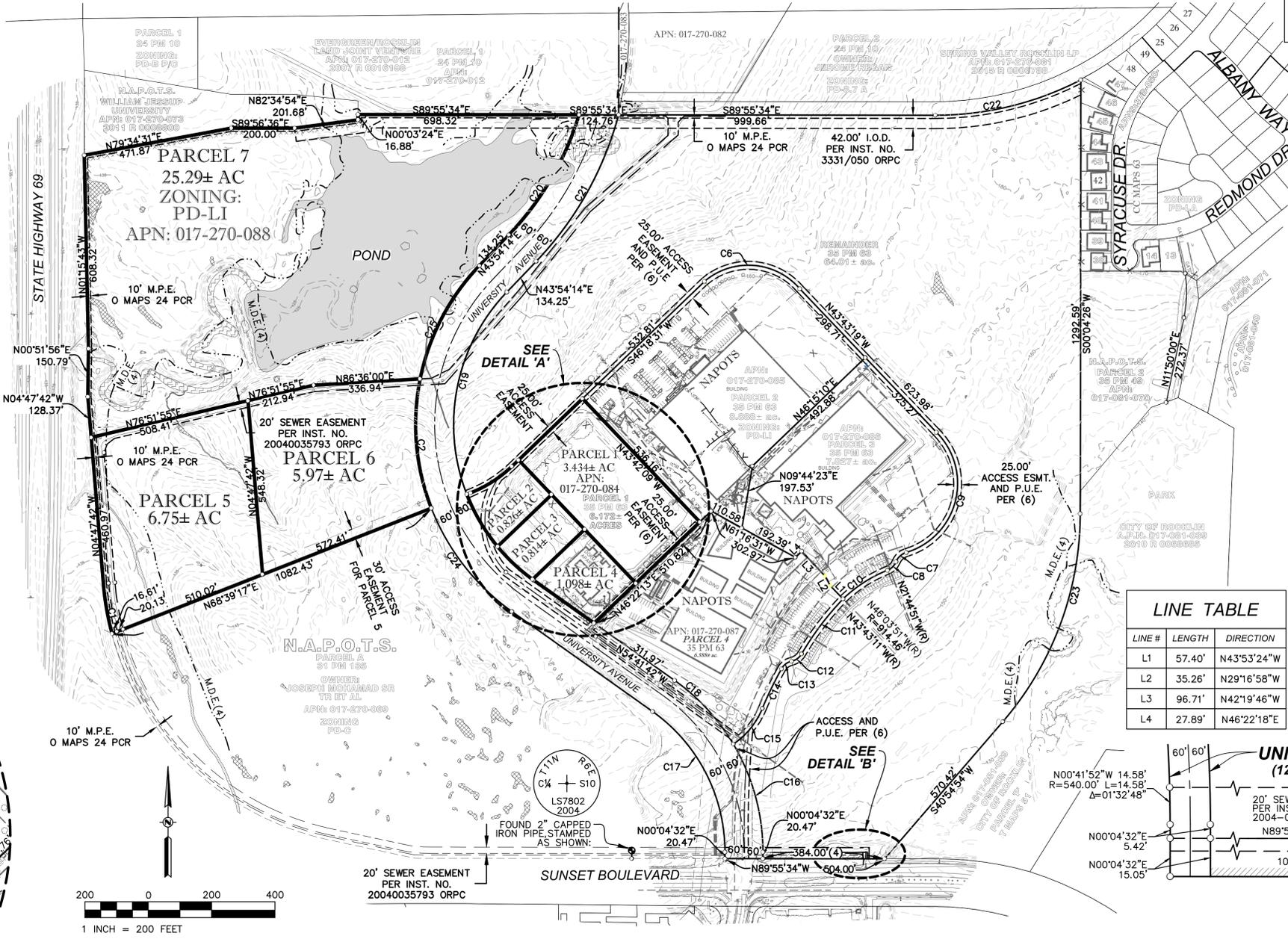
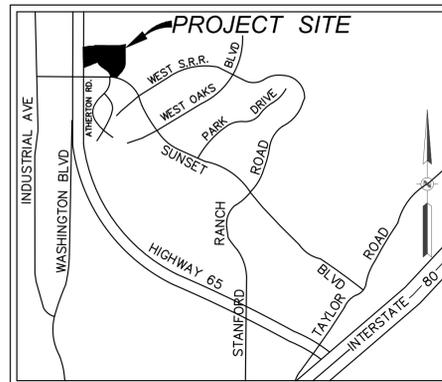
- M.D.E. MEANDERING DRAINAGE EASEMENT
- M.P.E. MULTI PURPOSE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL DIMENSION
- (R) RADIAL
- NAPOTS NOT A PART OF THIS SURVEY
- CENTER SECTION CORNER AS NOTED
- //// NO INGRESS/ EGRESS PER (1) AND 3059/313 ORPC
- XXXX NO ABUTTERS RIGHTS, INCLUDING ACCESS RIGHTS, PER 2007-0014609 ORPC
- ▨ VERNAL POOLS (LIMITS PROVIDED BY FOOTHILL ASSOCIATES)
- POND (LIMITS PROVIDED BY FOOTHILL ASSOCIATES)
- ▨ SEASONAL WETLAND SWALE (LIMITS PROVIDED BY FOOTHILL ASSOCIATES)
- ▨ INTERMITTENT DRAINAGE (LIMITS PROVIDED BY FOOTHILL ASSOCIATES)
- ▨ EPHEMERAL CHANNEL (LIMITS PROVIDED BY FOOTHILL ASSOCIATES)
- MEANDERING DRAINAGE EASEMENT (M.D.E.)

NOTES:

1. THE PROPERTY SHOWN HEREON LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT NO. 633 FOR THE CITY OF ROCKLIN STANFORD RANCH CFD #1 AND WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT NO. 686 FOR THE CITY OF ROCKLIN CFD #6.
2. THIS PROPERTY IS SUBJECT TO AN AGREEMENT FOR FLOOD AND DRAINAGE CONTROL REFLECTED IN DOCUMENT 2004-0047889 O.R.P.C.
3. EACH PARCEL SHOWN HEREON (INCLUDING THE REMAINDER) HAS A COMMON RECIPROCAL PARKING EASEMENT OVER IT FOR EACH OF THE OTHER PARCELS.

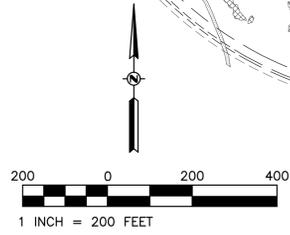
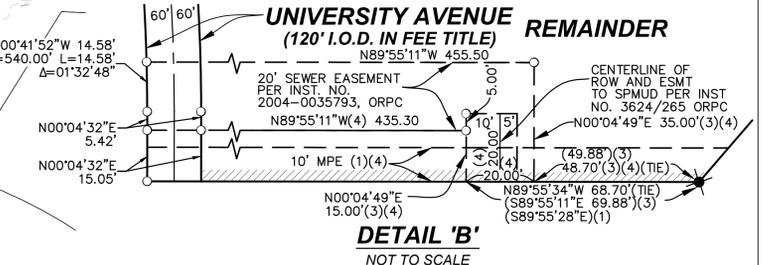
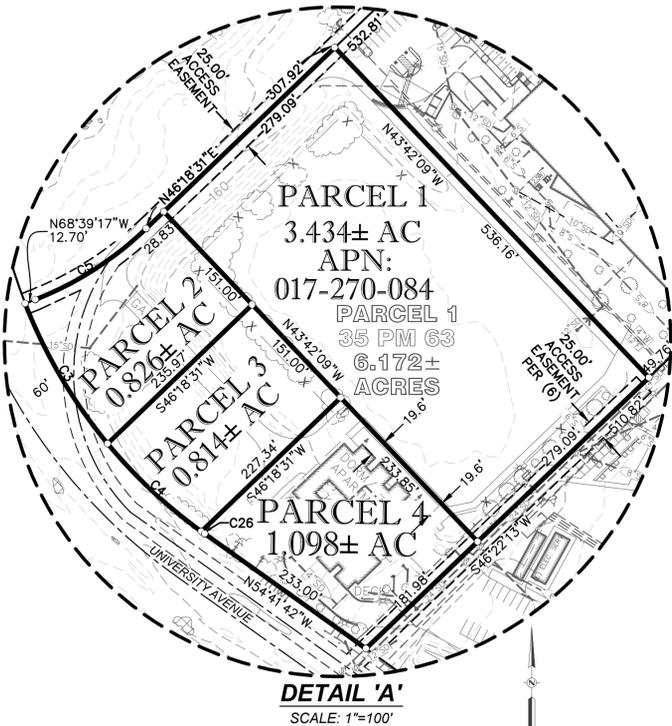
TENTATIVE PARCEL MAP

WILLIAM JESSUP UNIVERSITY
 PARCEL "1", AND A PORTION OF THE REMAINDER OF 35 PM 63,
 APN: 017-270-084 AND 088
 CITY OF ROCKLIN, PLACER COUNTY, STATE OF CALIFORNIA
 DECEMBER, 2015 SCALE: 1" = 200'
 RFE ENGINEERING, INC.
 SHEET 1 OF 1



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	159.72'	900.00'	101°0'06"	S09°52'45"E	159.51'
C2	413.62'	720.00'	32°54'52"	S04°57'33"E	407.95'
C3	191.66'	600.00'	18°18'06"	S30°34'52"E	190.84'
C4	151.65'	600.00'	14°28'54"	S46°58'23"E	151.25'
C5	156.01'	400.00'	22°20'46"	N57°28'54"E	155.02'
C6	335.06'	214.69'	89°25'07"	N85°36'47"W	302.07'
C7	44.30'	50.00'	50°45'36"	S48°02'19"W	42.86'
C8	39.79'	50.00'	45°35'38"	N45°27'20"E	38.75'
C9	468.83'	226.59'	118°32'59"	S14°08'37"W	389.56'
C10	167.91'	437.85'	21°58'21"	S57°15'59"W	166.89'
C11	216.78'	914.46'	13°34'56"	S37°08'41"W	216.27'
C12	40.36'	50.00'	46°15'17"	N53°28'52"E	39.28'
C13	41.06'	50.00'	47°03'02"	S53°05'00"W	39.92'
C14	138.16'	1107.03'	7°09'02"	S25°58'58"W	138.07'
C15	147.10'	250.00'	33°42'46"	N39°15'49"E	144.99'
C16	356.56'	600.00'	30°57'14"	N15°24'05"W	352.24'
C17	516.20'	540.00'	54°46'14"	N27°18'35"W	496.77'
C18	274.35'	660.00'	23°49'00"	N42°47'12"W	272.38'
C19	684.18'	600.00'	65°20'03"	S11°14'12"W	647.71'
C20	442.08'	940.00'	26°56'46"	N30°25'51"E	438.02'
C21	534.76'	1060.00'	28°54'18"	N29°27'05"E	529.10'
C22	477.37'	1000.00'	27°21'04"	N76°23'54"E	472.85'
C23	712.81'	1000.00'	40°50'28"	N20°29'40"E	697.82'
C24	418.19'	720.00'	33°16'43"	S38°03'20"E	412.34'
C25	407.22'	720.00'	32°24'21"	S27°42'04"W	401.82'
C26	348.35'	600.00'	33°15'53"	S38°03'46"E	343.47'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	57.40'	N43°53'24"W
L2	35.26'	N29°16'58"W
L3	96.71'	N42°19'46"W
L4	27.89'	N46°22'18"E



OWNER:
 WILLIAM JESSUP UNIVERSITY
 DR. JOHN JACKSON, PRESIDENT
 2121 UNIVERSITY AVENUE
 ROCKLIN CA, 95765
 (916) 577-2200

TOPOGRAPHY:
 2' CONTOUR INTERVALS DERIVED FROM AERIAL SURVEY.

CURRENT ZONING:
 PD-L1 4.6 ACRE MIN.

PROPOSED ZONING:
 PD - LI

ELEMENTARY SCHOOL DISTRICT:
 WESTERN PLACER

HIGH SCHOOL DISTRICT:
 WESTERN PLACER

TELEPHONE:
 AT&T
 JIM JOHNSON
 12824 EARHART AVE.
 AUBURN CA, 95602
 (916) 686-2041

SEWER:
 SOUTH PLACER MUNICIPAL UTILITY DISTRICT
 5807 SPRINGVIEW DRIVE
 ROCKLIN CA, 95677
 (916) 785-8522

WATER:
 PLACER COUNTY WATER AGENCY
 144 FERGUSON ROAD
 AUBURN CA, 95603
 (530) 823-4886

ELECTRICAL:
 PACIFIC GAS & ELECTRIC
 DAVE METZKER
 333 SACRAMENTO STREET
 AUBURN CA, 95603

SURVEYOR'S STATEMENT:
 I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN HEREIN.

WILLIAM F. MCKINNEY, PLS 4715
 EXPIRATION: SEPTEMBER 03, 2017

DATE _____