



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: February 12, 2017

Project Name and Requested Approvals:

SPRING VALLEY TENTATIVE PARCEL MAP, DL2017-0002

Staff Description of Project:

This application is a request for a Tentative Parcel Map to allow division of one (1) approximately 17-acre lot into two (2) large lot parcels of 11.3 acres (Parcel 1) and 5.8 acres (Parcel 2).

Location:

The subject property is generally located east of University Avenue and south of Whitney Ranch Parkway in northwestern Rocklin. Assessor Parcel Number: 017-081-085.

Existing Land Use Designations:

The property is zoned Planned Development Residential (PD-8.7A).

The General Plan designation is Medium High Density Residential (MHDR).

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:

The City of Rocklin's Environmental Coordinator has reviewed the proposed project and determined that it is categorically exempt from review under the California Environmental Quality Act pursuant to Section 15315 - Minor Land Divisions.

Applicant & Property Owner:

The applicant is Woodside Homes of Northern California, LP. The property owner is Spring Valley – Rocklin LP.

Attached Information:

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



City of Rocklin

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

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Spring Valley Village 4
LOCATION: University Ave. South of Whitney Blvd.
ASSESSOR'S PARCEL NUMBERS: 017-081-085
DATE OF APPLICATION (STAFF): 2/12/17 RECEIVED BY (STAFF INITIALS): MRA
FILE NUMBERS (STAFF): DL2017-0002 FEES: \$ 11,165
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: _____

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 <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: _____	Acres: <u>17.063</u>	_____ Pub. Sewer	_____ Pub. Sewer
Proposed: _____	Square Feet: _____	_____ Septic Sewer	_____ Septic Sewer
Zoning:	Dimensions: <u>Irregular</u>	_____ Pub. Water	_____ Pub. Water
Existing: <u>PD 8.7A</u>	No. of Units: <u>—</u>	_____ Well Water	_____ Well Water
Proposed: <u>PD 8.7A</u>	Building Size: <u>—</u>	_____ Electricity	_____ Electricity
	Proposed Parking: <u>—</u>	_____ Gas	_____ Gas
	Required Parking: <u>—</u>	_____ Cable	_____ Cable
	Access: <u>—</u>		

PROJECT REQUEST: Parcel Split for Financing purposes as pending Spring Valley Village 3 final map cannot be approved and recorded by March 2017. This parcel split creates what would be the remainder parcel on the Village 3 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: Spring Valley - Rocklin, LP

ADDRESS: 111 Woodmere Rd. #190

CITY: Folsom STATE: CA ZIP: 95630

PHONE NUMBER: 916-608-9600

EMAIL ADDRESS: jimb@

FAX NUMBER: 916-588-4906

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): Woodside Homes of Northern California, LP

CONTACT: Jim Bayless

ADDRESS: 111 Woodmere Rd #190

CITY: Folsom STATE: CA ZIP: 95630

PHONE NUMBER: 916-608-9600

EMAIL ADDRESS: jimb@woodsidehomes.com

FAX NUMBER: 916-588-4906

SIGNATURE OF APPLICANT  _____

2/10/17



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) UNIVERSITY AVE.

ASSESSORS PARCEL # 017-080-085

NAME OF PROJECT SPRING VALLEY VILLAGE 4

CONTACT/APPLICANT Jim Bayless

ADDRESS 111 Woodmere Rd. #190, Folsom, CA 95630

PHONE 916-608-9600 EMAIL jimb@woodsidehomes.com

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

Parcel split to separate Village 4 from Village 3 per the pending Village 3 Final Map application. Needed for financing purposes.

Property size:	<u>17.063</u>
	Acres
Land Use:	<u>PD 8.7A</u>
	Proposed
	Existing

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. Spring Valley Villages 1&2

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: MND Resolution 2014-144.

OTHER REQUIRED PERMITS OR APPROVALS:

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

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: none known

SITE CHARACTERISTICS

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

2. What are the surrounding land uses?
East undeveloped West undeveloped North undeveloped South Residential
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 Not part of this application
 - b. Deposited on the site _____
 - c. Removed from the site _____Disposal site _____
7. Are there any streams or permanent water courses on the site? NO
Describe _____

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. NO

9. Will the project affect any drainage channel, creek, pond or any other water body?
Describe below: NO

10. Is any portion of the property located in a flood plain? NO
 If so describe _____
11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? Yes. Already permitted. Not part of this entitlement.
12. Are there any trees or shrubs on the project site? NO
 What types? _____
 Are any to be removed or transplanted? _____
 State the location of transplant site: _____
 State the number & species to be removed: _____
13. Will the project affect the habitat of any endangered, threatened, or other special status species? All biological surveys were done for Tent. Map.
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?
No construction with this entitlement.
 During permanent operation? N/A
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
N/A
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: N/A
18. Will the project create any new light source, other than street lighting? If yes, describe below:
N/A
19. Is this property covered by a Williamson Act contract? NO
20. Has this property ever been used for agricultural purposes? Unknown If so, for what purpose and when? _____
21. Does the project involve the use of routine transport or disposal of hazardous materials?
No
22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? No
23. How close is the nearest school? ± 1 mile

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)
 Size of new structure(s) or addition in gross square feet: _____ N/A
 Building height measured from ground to highest point in feet: _____
 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? N/A
 Location and screening method _____

26. RESIDENTIAL PROJECTS Not a part of this entitlement.
 Total lots _____ Total dwelling units _____
 Density/acre _____ Total acreage _____

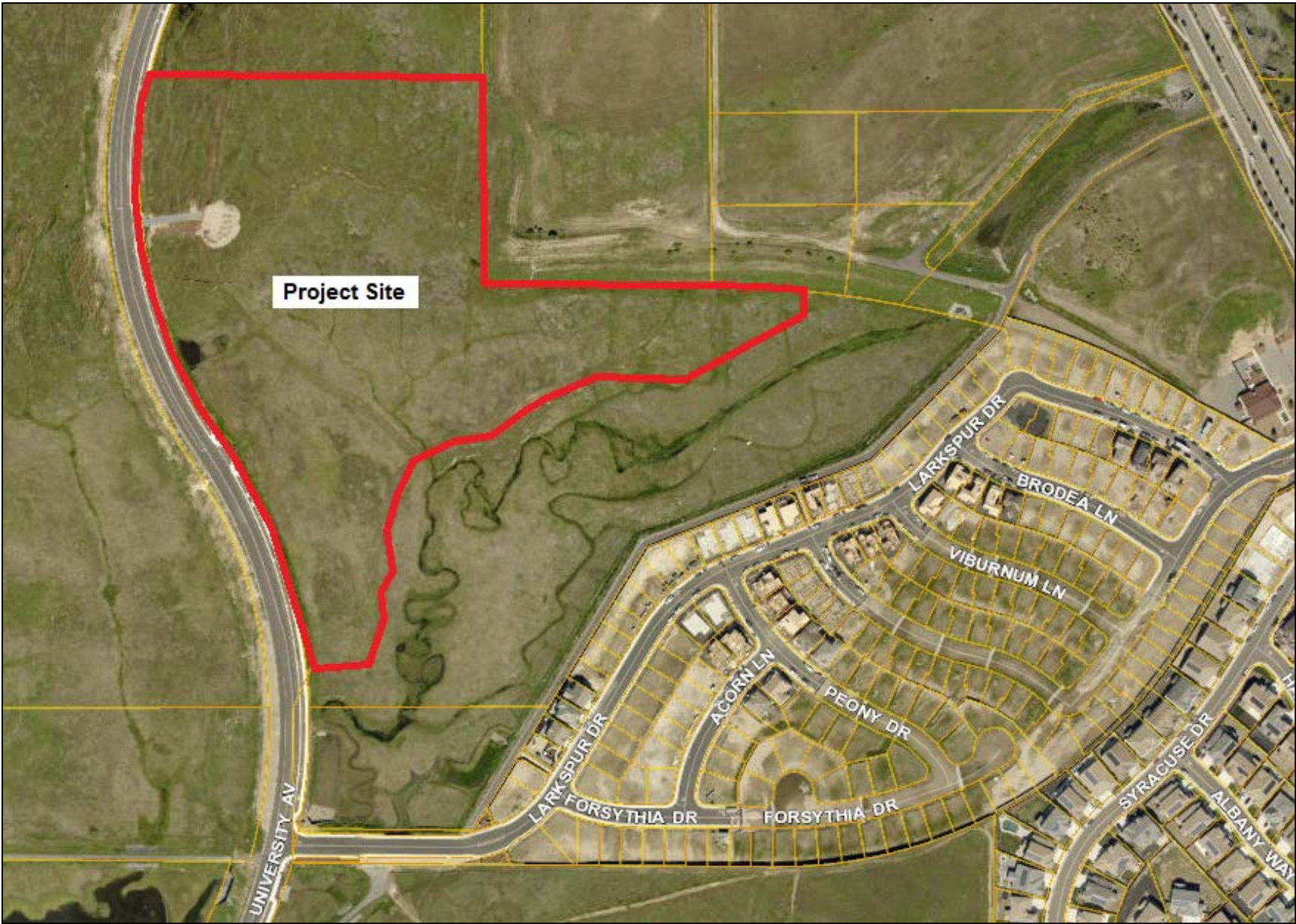
	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT N/A
 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): _____

ALL PROJECTS

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

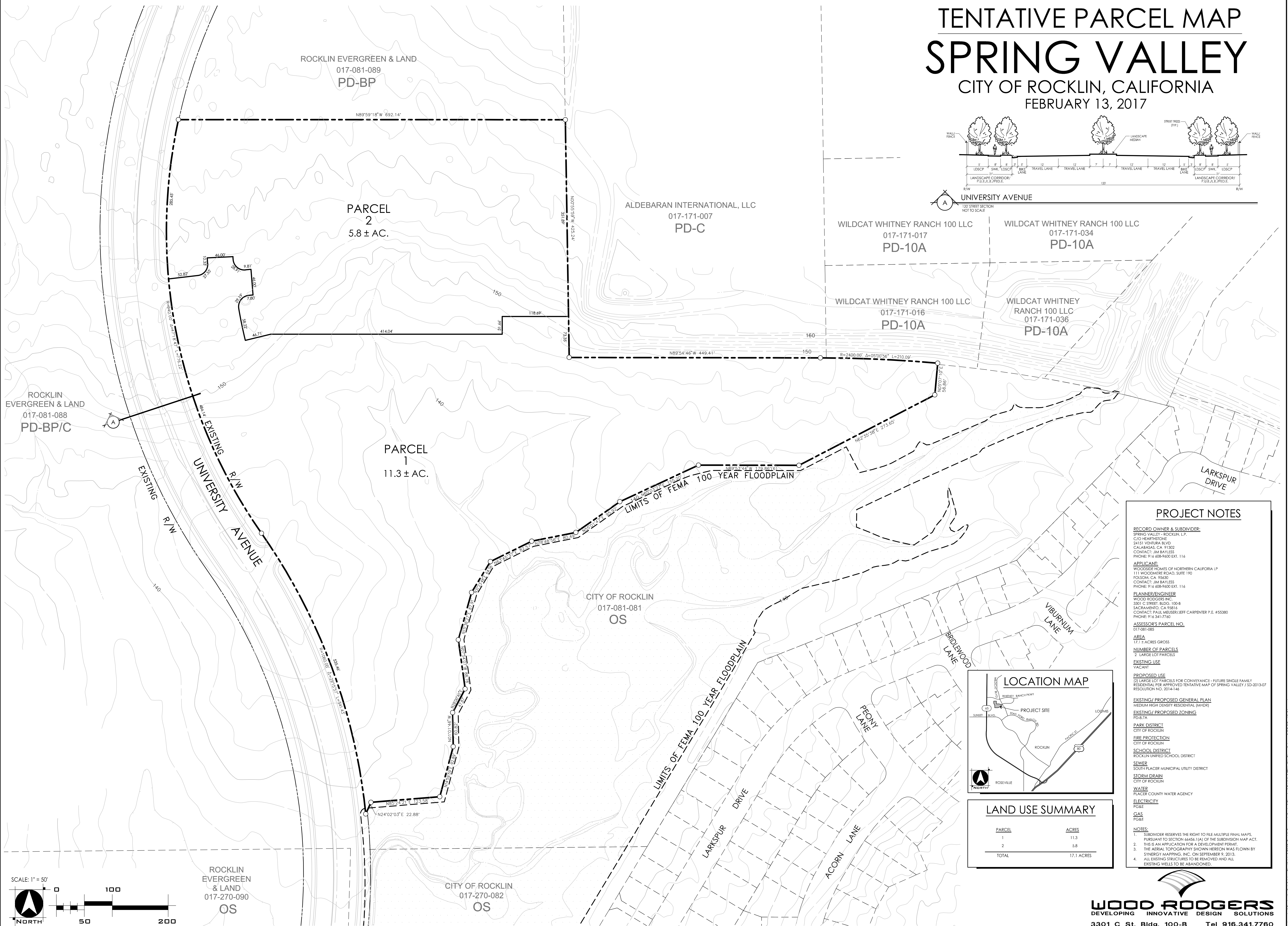
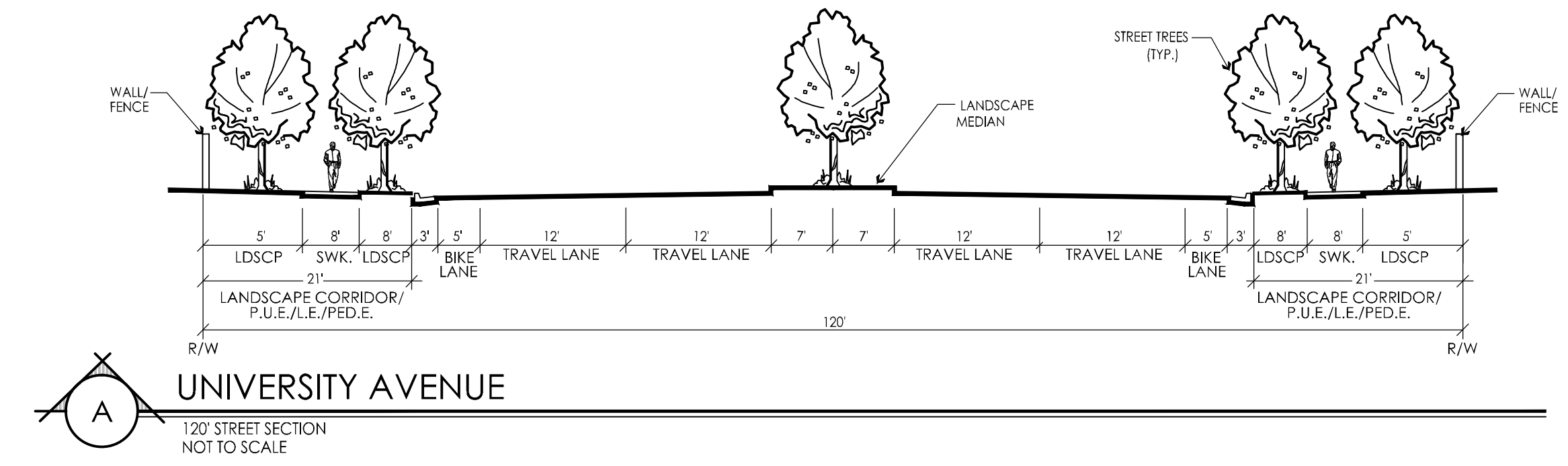
29. Will the proposed use involve any toxic or hazardous material? NO
 Is the project site within 2,000 feet of an identified hazardous/toxic site? |
 Is the project site within 2,000 feet of a school or hospital? |
 If the project involves any hazardous material, explain: _____
30. How many new residents is the project estimated to generate? N/A
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? None
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? ± 1/2 mile
35. What school districts will be affected by this project? No
36. Describe energy-efficient features included in the project. N/A
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas N/A
 Telephone _____
 Water _____
 Sewer _____
 Storm Drainage _____
 Solid Waste _____
38. Will the project block any vista or view currently enjoyed by the public? No
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? No
40. Are there any archaeological features on the site? No If so, will the project result in any impact to these features? _____



TENTATIVE PARCEL MAP

SPRING VALLEY

CITY OF ROCKLIN, CALIFORNIA
FEBRUARY 13, 2017



PROJECT NOTES

RECORD OWNER & SUBDIVIDER:
SPRING VALLEY - ROCKLIN, LP
C/O HEATHER/DON
24151 VENTURA BLVD
CALIFORNIA, CA 91302
CONTACT: JIM BAYLESS
PHONE: 916 608-9600 EXT. 116

APPLICANT:
WOODROGERS HOMES OF NORTHERN CALIFORNIA LP
111 WOODMERE ROAD, SUITE 190
FOLSOM, CA 95630
CONTACT: JIM BAYLESS
PHONE: 916 608-9600 EXT. 116

PLANNER/ENGINEER:
WOOD ROGERS INC.
3301 C STREET BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: PAUL MEUSER/JEFF CARPENTER P.E. #53380
PHONE: 916 341-7760

ASSESSOR'S PARCEL NO.
017-081-088

AREA:
17.1 ACRES GROSS

NUMBER OF PARCELS
2 LARGE LOT PARCELS

EXISTING USE
VACANT

PROPOSED USE
2) LARGE LOT PARCELS FOR CONVEYANCE - FUTURE SINGLE FAMILY RESIDENTIAL PER APPROVED TENTATIVE MAP OF SPRING VALLEY / SD-2013-07 RESOLUTION NO. 2014-146

EXISTING/ PROPOSED GENERAL PLAN
MEDIUM HIGH DENSITY RESIDENTIAL (MHDRI)

EXISTING/ PROPOSED ZONING
PD-10A

PARK DISTRICT
CITY OF ROCKLIN

FIRE PROTECTION
CITY OF ROCKLIN

SCHOOL DISTRICT
ROCKLIN UNIFIED SCHOOL DISTRICT

SEWER
SOUTH FLACER MUNICIPAL UTILITY DISTRICT

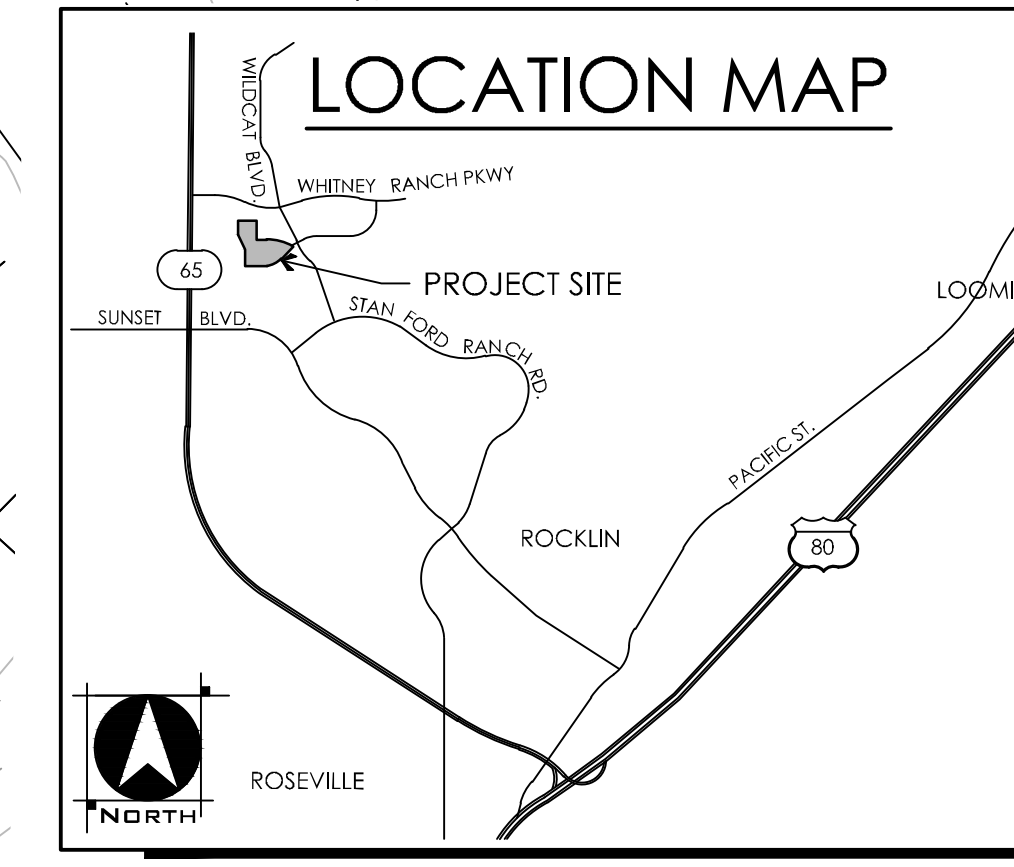
STORM DRAIN
CITY OF ROCKLIN

WATER
FLACER COUNTY WATER AGENCY

ELECTRICITY
PG&E

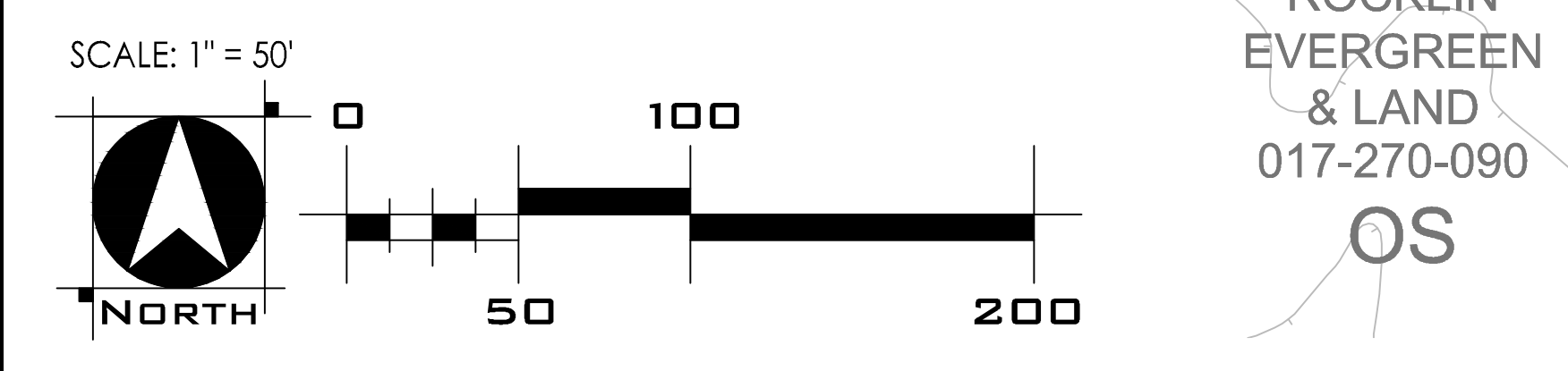
GAS
PG&E

NOTES:
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. PURSUANT TO SECTION 66454.1(A) OF THE SUBDIVISION MAP ACT.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY SYNERGY MAPPING, INC. ON SEPTEMBER 9, 2013.
4. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.



LAND USE SUMMARY

PARCEL	ACRES
1	11.3
2	5.8
TOTAL	17.1 ACRES



WOOD ROGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767