



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: July 10, 2017

Project Name and Requested Approvals:

SIERRA SCHOOL

DESIGN REVIEW, DR2017-0010

USE PERMIT, U2017-0003

Staff Description of Project:

This application is a request for approval of a Use Permit to operate a private elementary school within an existing building and approval of a Design Review for site improvements to construct an approximately 11,500 square foot playground area in the northeastern corner of the site, which was previously utilized as a portion of the parking lot, as well as various other site improvements. No modifications to the exterior of the building have been proposed.

Location:

The subject site is located at 4750 Grove Street, approximately 250 feet north of the intersection of E Midas Avenue and Grove Street. APN: 010-082-058.

Existing Land Use Designations:

The property is zoned Neighborhood Commercial (C-1).

The General Plan designation is Retail Commercial (RC).

This project **does** / **XX** **does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Specialized Education Services of California, Inc. The property owner is Placer County Association of Realtors.

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: Sierra School of Placer County

LOCATION: 4750 Grove Street, Rocklin, CA 95677

ASSESSOR'S PARCEL NUMBERS: 010-082-058-000

DATE OF APPLICATION (STAFF): 7/10/17 RECEIVED BY (STAFF INITIALS): SM

FILE NUMBERS (STAFF): DR2017-0010 / U2017-0003 FEES: \$12,254.00

RECEIPT No.: R20512 + 20513

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: June 7, 2016

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 checked="" type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888
<input checked="" 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 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 checked="" type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 <u>Design Review</u> |

File Number

Environmental Requirements: (STAFF)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exempt - \$1,277.00 | <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.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <input checked="" type="checkbox"/>	Acres: 1.7	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <input type="checkbox"/>	Square Feet: +/-73,700	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: +/-407' x 175'	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <input checked="" type="checkbox"/>	No. of Units: 1	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <input type="checkbox"/>	Building Size: +/-10,584	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: 90	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: T.B.D. for school	<input checked="" type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: Existing driveway		

PROJECT REQUEST: Approval for use of private school for elementary school age children within the existing building located at 4750 Grove Street, Rocklin CA. The building shall receive tenant improvements to facilitate private school program and site improvements to facilitate a new playground area. The building exterior shall remain consistent as currently constructed. There is no building expansion, increase in area or facade improvements as part of the approval.

(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.

Summary of Requested Entitlements and Proposed Use

This application requests the issuance of a Use Permit to allow a privately operated Special Needs School for K-12 students. The existing commercial building and adjacent grounds would be retrofitted to provide classroom instruction, physical education, counseling services, administrative support and related services to provide special needs school services to K-12 students. The students served by this school will generally include students with autism, intellectual disabilities, emotional disturbances, and other health issues. The applicant, Catapult Learning, Inc., will provide educational services in cooperation and coordination with the surrounding Placer County public school districts. In addition to traditional classroom instruction, specialized academic instruction, behavior management, speech therapy, occupational therapy, counseling and ancillary services will be provided on-site.

School operations would be similar to other schools in the City, with activities commencing at approximately 7:30 am and ending at 3:30 pm Monday through Friday. Instructional hours run from approximately 8:00 am through 2:15 pm. Meetings, after school support services and occasional evening programs may occasionally occur, similar to other schools (e.g. graduations, back to school night, staff meetings, etc.). Approximately thirty (30) students will attend school at this location. Virtually all of the students would arrive at and depart from the school in 5 or 6 six-passenger vans owned and operated by the school. Approximately fifteen (15) persons will be employed at the facility, for a staff to student ratio of approximately 1:2. Students will remain indoors or within the fenced recreational area during school hours. Approximately 10-15 students will be in the outdoor recreational area at one time, on a rotating basis, with each student participating in recreational activities for three, 10-20 minute periods in the morning, at lunch and in the afternoon (weather permitting). As indicated above, all students will be transported via van from the school to their homes at the end of each school day.

The existing commercial office building will require minimal exterior modification to accommodate this use. Interior spaces will be modified as shown on the submitted plans. The fenced recreation area at the rear of the site will replace the existing asphalt paving. Parking and access are easily accommodated upon the site. Traffic issues should be minimal, given the limited enrollment and the fact that students will be transported to and from the school in vans, thereby minimizing trips. It is expected that non-student visitors to the site will be minimal, perhaps 5-10 per day.

The proposed use is needed to serve the student population within the City and surrounding Placer County School Districts. The proposed site is well located and can be reasonably modified to accommodate the proposed use. The applicant requests approval of a Use Permit to allow this important and needed educational service.



UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Placer County Association of Realtors


ADDRESS: 270 Technology Way

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: (916) 624-8271

EMAIL ADDRESS: DEAN@PCAOR.COM

FAX NUMBER: (916) 303-7600

SIGNATURE OF OWNER 
(Signature Authorizing Application: provide owner's signature letter if signature is other than property owner.)
Dean Anderson

NAME OF APPLICANT
(If different than owner): Specialized Education Services of California, Inc.

CONTACT: c/o Michael J. Cook

ADDRESS: Hefner, Stark & Marois, LLP, 2150 River Plaza Dr.

CITY: Sacramento STATE: CA ZIP: 95833

PHONE NUMBER: (916) 925-6620

EMAIL ADDRESS: mcook@hsmlaw.com


FAX NUMBER: (916) 925-1127

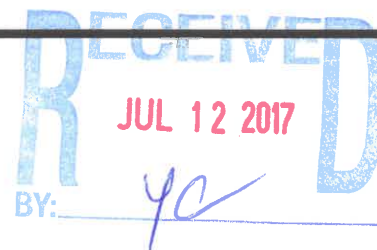
SIGNATURE OF APPLICANT 



AGENT AUTHORIZATION FORM

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

Project Name:	Sierra School of Placer County
Location:	4750 Grove Street, Rocklin, CA 95677
Assessors Parcel Number(s):	010-082-058
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Use Permit, Design Review	
Name of person and / or firm authorized to represent property owner (Please print): Hefner, Stark & Marois, LLP Michael J. Cook	
Address (Including City, State, and Zip Code): 2150 River Plaza Drive, Suite 450 Sacramento, CA 95833	
Phone Number:	(916) 925-6620
Fax Number:	(916) 925-1127
Email Address:	
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)	
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.	
The duration and validity of this authorization shall be: (<input type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: December 31. 2017	
Owners Authorization Signature & Date:  DEAN Anderson	
Owners Name (Please Print): Placer County Association of Realtors	
Owners Address (Including City, State, and Zip Code): 270 Technology Way Rocklin, CA 95765	
Phone Number:	(916) 624-8271
Email Address:	Dean@PCAOR.COM



NOTIFICATION OF OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

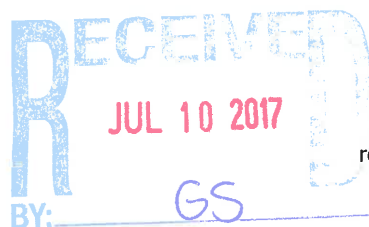
There **are / are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, Michael J. Cook, the applicant or applicant's representative, **have / have not** (circle one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.



Signature

7-7-17

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.

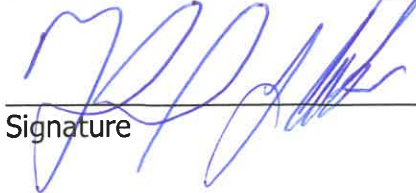
PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

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, Michael J. Cook, the applicant or applicant's representative, have read the information above and understand its meaning.



Signature

7-7-17

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: N/A Date of list: N/A

Type of problem: N/A

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

Dated: _____

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

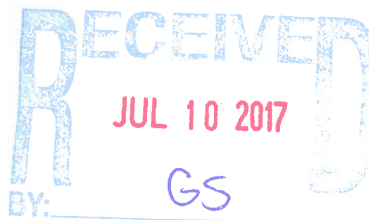
The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean 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.

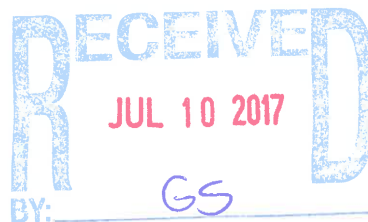
Michael J. Cook

Applicant's Name (printed)


Applicant's Signature

7-7-17

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) 4750 Grove Street, Rocklin, CA 95677

ASSESSORS PARCEL # 010-082-058-000

NAME OF PROJECT Sierra School of Placer County

CONTACT/APPLICANT Hefner, Stark & Marois, LLP; Attn: Michael J. Cook

ADDRESS 2150 River Plaza Drive, Suite 450, Sacramento, CA 95833

PHONE (916) 925-6620

EMAIL mcook@hsmlaw.com

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

Approval for use of private school for elementary school age children within the
existing building located at 4750 Grove Street, Rocklin CA. The building shall
receive tenant improvements to facilitate private school program and site
improvements to facilitate a new playground area. The building exterior shall
remain consistent as currently constructed. There is no building expansion.
increase in area or facade improvements as part of the approval.

Property size: +/-73,700

+/-1.7

Square Feet

Acres

Land Use: office building

Private school

Existing

Proposed

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

PREVIOUS ENVIRONMENTAL DOCUMENTS: If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible: n/a

OTHER REQUIRED PERMITS OR APPROVALS:

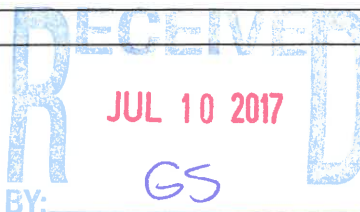
Permit or Approval

Agency

Address

Contact Person/Phone

PREVIOUS LAND USES: Describe existing and previous land uses of the site for the last 10 years or more: Commercial office building (general office use).



SITE CHARACTERISTICS

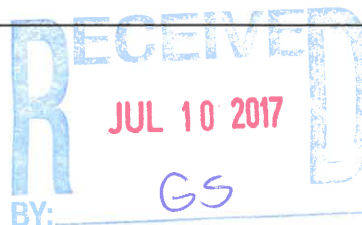
1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
Existing site consists of the following; existing building subject to use, existing parking and landscape planters, existing trees for parking shading.

2. What are the surrounding land uses?
East Church / empty lot West Trailer storage yard North Empty lot South Residential
3. Is the project proposed on land which contains fill or a slope of 10% or more? n/a
4. Are there any existing erosion problems? n/a
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? n/a
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 Existing site n/a
 - b. Deposited on the site Existing site n/a
 - c. Removed from the site Existing site n/aDisposal 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? ?
If so describe _____

11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? no

12. Are there any trees or shrubs on the project site? Yes
What types? Landscape trees for parking shading
Are any to be removed or transplanted? Yes, removed for new playground area
State the location of transplant site: n/a
State the number & species to be removed: 5 planter trees
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? yes, children's playground
15. What type of equipment will be associated with the project during construction?
? need this info from GC

During permanent operation? _____
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
n/a

17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: no

18. Will the project create any new light source, other than street lighting? If yes, describe below:
no

19. Is this property covered by a Williamson Act contract? ?

20. Has this property ever been used for agricultural purposes? ? 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? ?

23. How close is the nearest school? 6 miles

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: _____
 N/A - existing building

25. 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			

need to fill out this section



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): _____

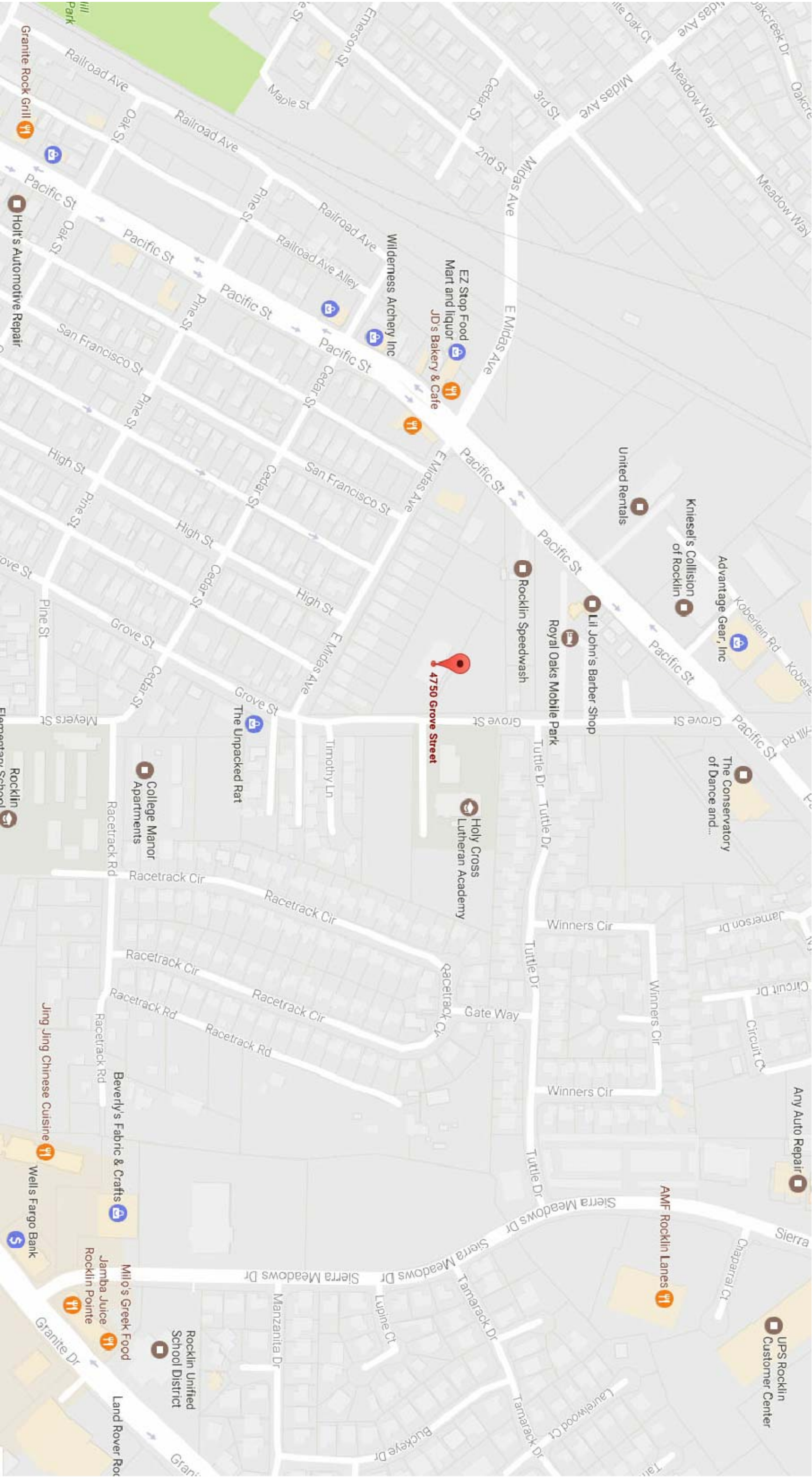
ALL PROJECTS

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

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? none
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? Base number on staff count and number of enrolled kids being dropped off.
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? 10 miles
35. What school districts will be affected by this project? ?
36. Describe energy-efficient features included in the project. new LED lighting and T-24 upgrades as part of tenant improvement and building department permit approval.
37. Describe how the following services or utilities will be provided:
Power and Natural Gas existing on site
Telephone existing on site
Water existing on site
Sewer existing on site
Storm Drainage existing on site
Solid Waste existing on site
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? _____





SIERRA SCHOOL
4750 GROVE STREET
ROCKLIN, CA



architecture
planning

SIERRA SCHOOL

4750 GROVE STREET

ROCKLIN, CA

505 SOUTH MARKET ST.
SAN JOSE, CA 95113
WWW.BCAarchitects.com

AERIAL VIEW

04/06/2017

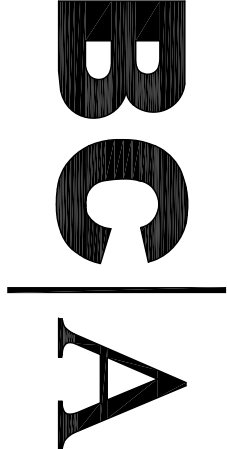
SCALE: NTS

interiors

[T] 916-254-5600

SHEET NOTES

- 1. REMOVE (E) TREE
- 2. (E) CONCRETE TO BE REMOVED
- 3. (E) TRASH ENCLOSURE TO BE REMOVED



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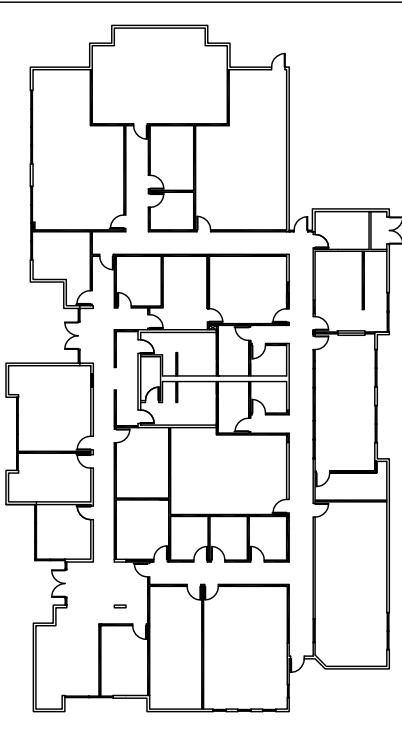
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San Jose, California 95113
[T] 408.588.3800
[F] 408.588.3805
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NO.	REMARKS	DATE

KEY PLAN



PROJECT

SESI
4750 GROVE STREET
ROCKLIN, CA

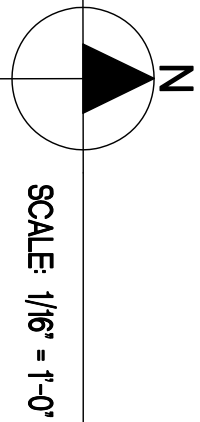
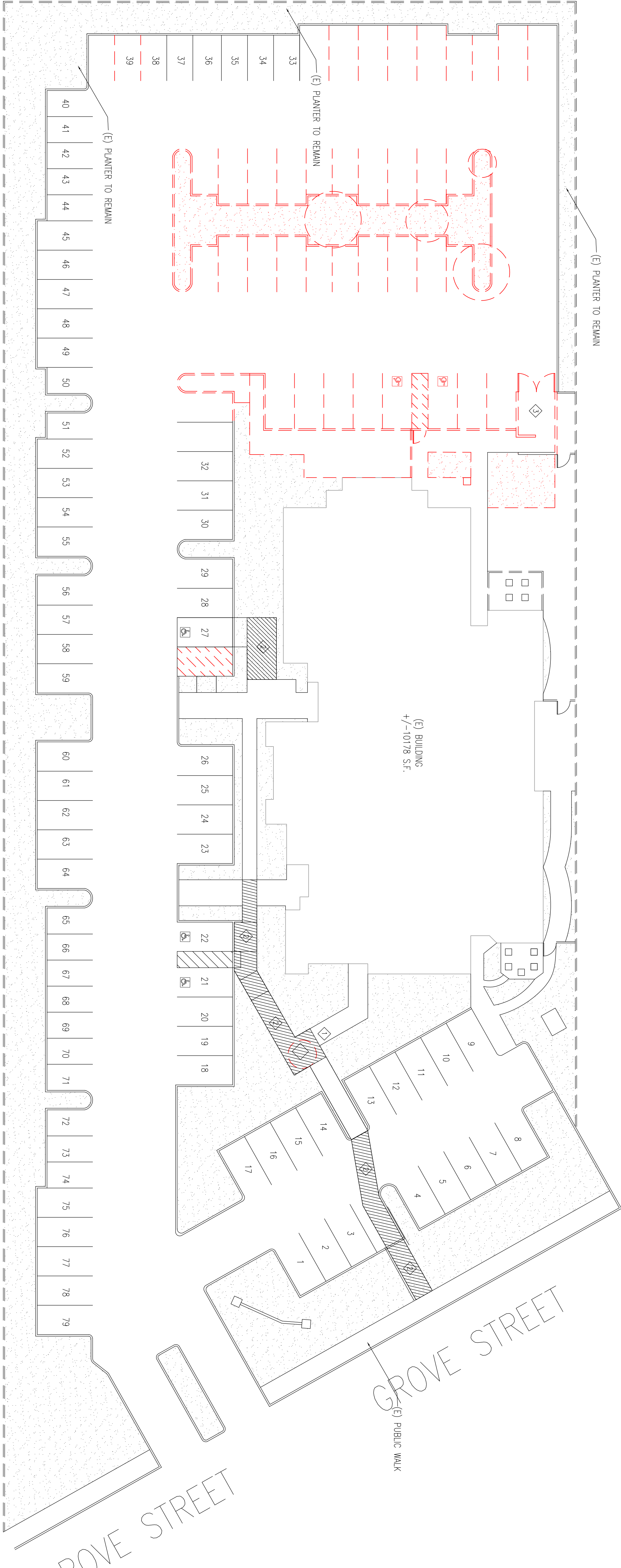
SHEET NAME

DEMO
SITE PLAN

Date	Drawing Number
05/15/2017	
Scale	
AS NOTED	
Project Number	
17010	

DEMOLITION SITE PLAN

1



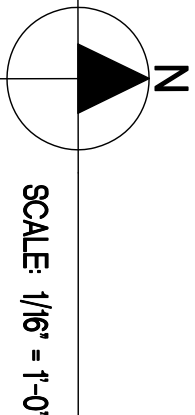
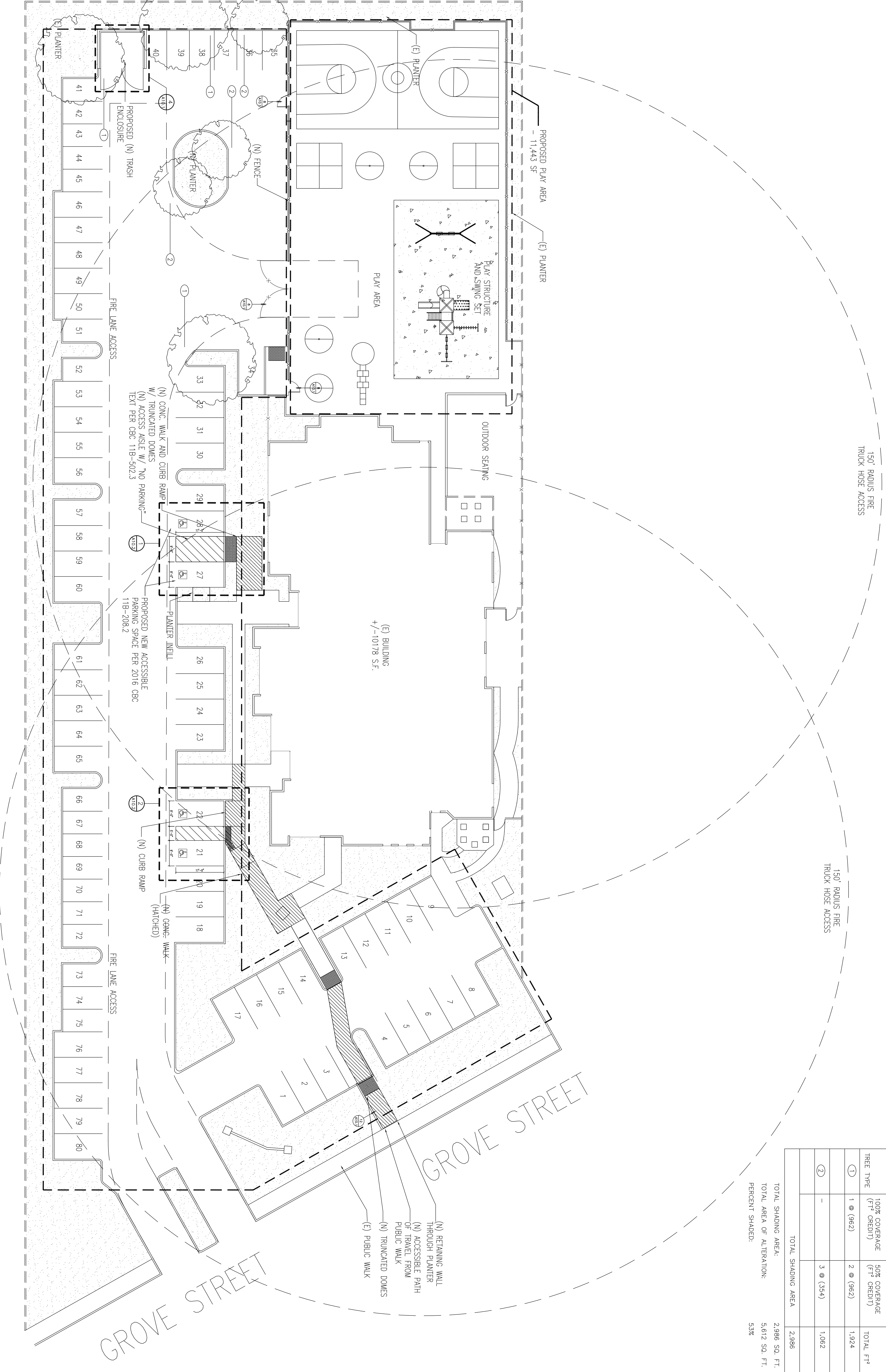
SCALE: 1/8" = 1'-0"

TREE TYPES

- ① 30–35 FOOT DIAMETER SHADE TREE – SPECIES TBD.
② 25–30 FOOT DIAMETER SHADE TREE – SPECIES TBD.

TREE TYPE	100% COVERAGE (FT² CREDIT)	50% COVERAGE (FT² CREDIT)	TOTAL FT²
①	1 @ (962)	2 @ (962)	1,924
②	–	3 @ (354)	1,062
TOTAL SHADING AREA			2,986

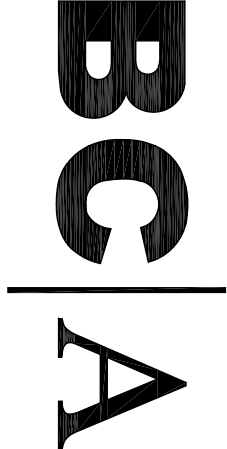
TOTAL SHADING AREA: 2,986 SQ. FT.
TOTAL AREA OF ALTERATION: 5,612 SQ. FT.
PERCENT SHADED: 53%



SITE PLAN

1

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planning
interiors



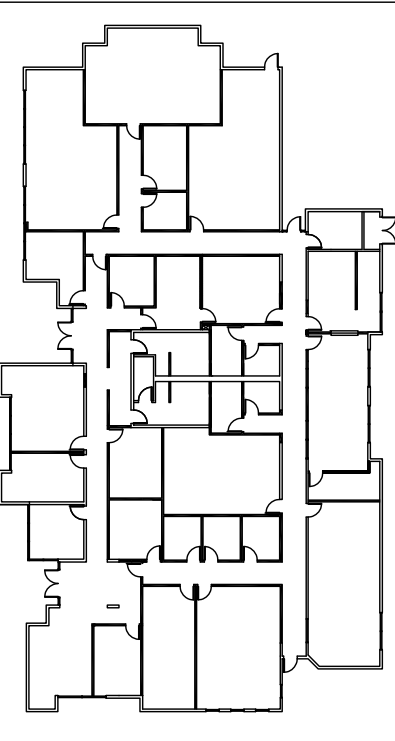
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NO.	REMARKS	DATE

KEY PLAN



PROJECT	SESI 4750 GROVE STREET ROCKLIN, CA
SHEET NAME	NEW SITE PLAN
Date	05/15/2017
Scale	AS NOTED
Project Number	17010

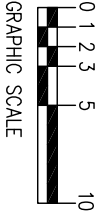
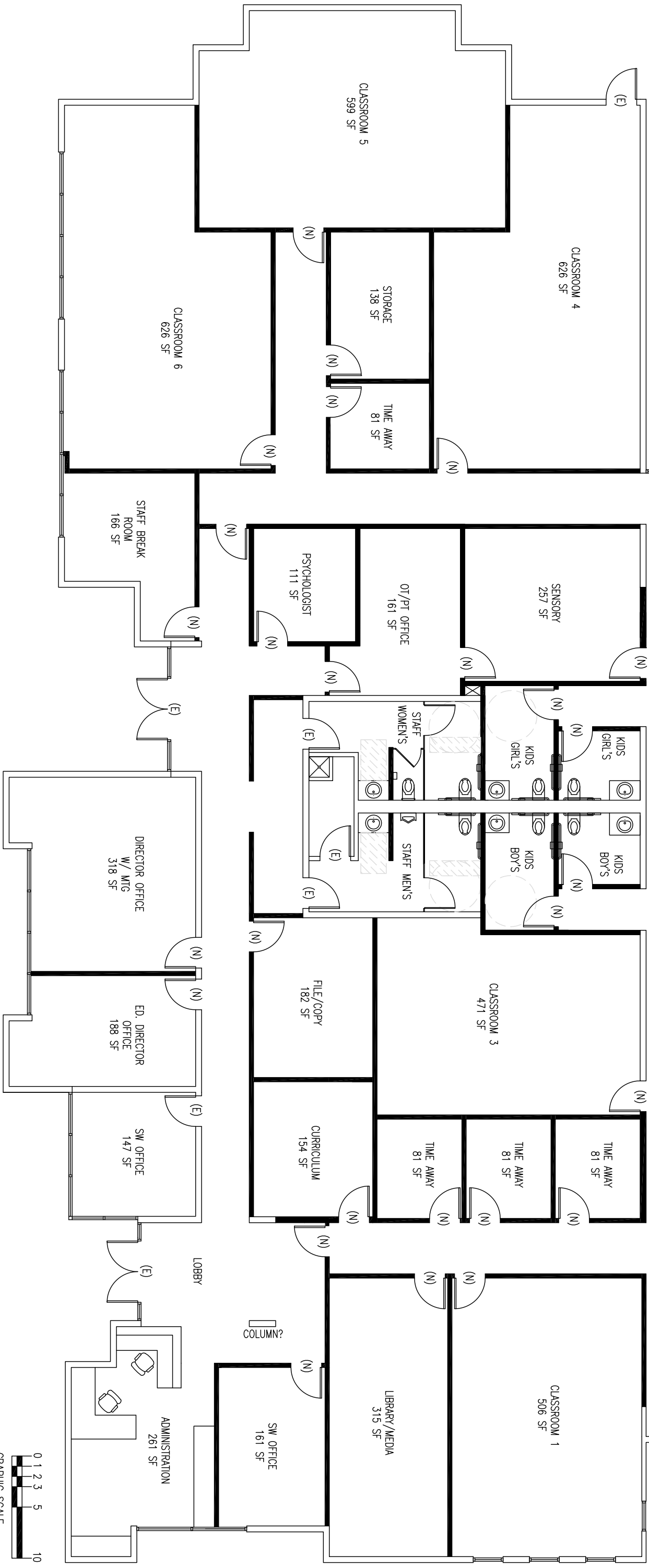
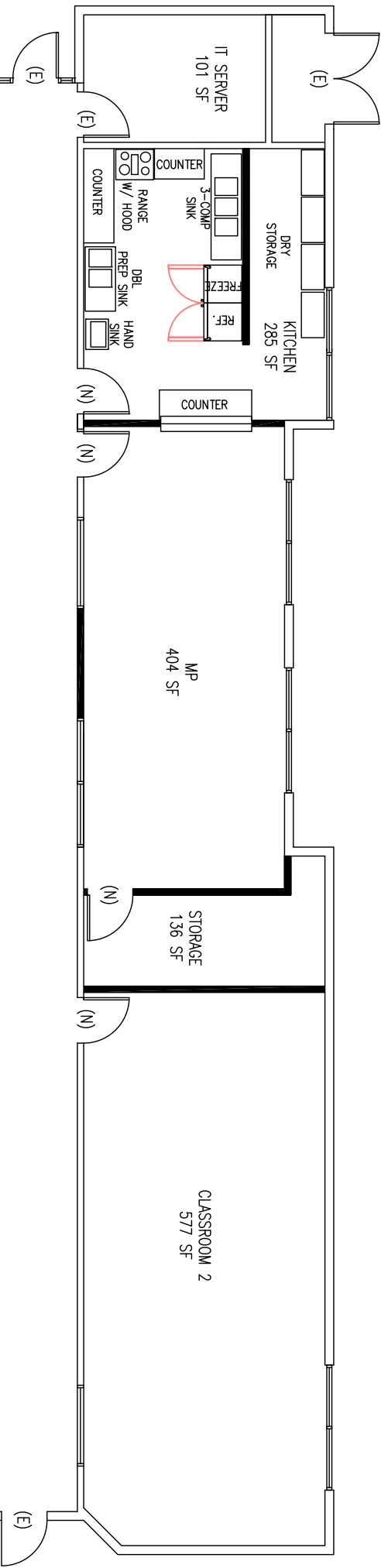
A1.1



SIERRA SCHOOL
4750 GROVE STREET
ROCKLIN, CA

MONUMENT SIGN
04/18/2017

SCALE: NTS



SIERRA SCHOOL
4750 GROVE STREET
ROCKLIN, CA

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SPACE PLAN
04/24/2017
REVISION - 1

SCALE: N.T.S.

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MacGregor Extra-Tough Playground Basketball Hoop

★★★★★ **5.0** (1) [Write a review](#)

\$711.88Manufacturer's Price: ~~\$939.99~~

You Save: \$228.11 (24%)

SKU: ATH-5005NLWBLR

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Specifications

Description

Fixed Height or Adjustable:	Fixed height
Portable or Permanent:	Permanent
Backboard Shape:	Fan
Board Material:	Aluminum
Backboard Dimensions:	53 1/8" W x 35 3/5" H
Goal Style:	Front-mount (Double-rim)
Goal Material:	Steel
Goal Finish:	Orange, powder-coated finish
Pole-to-Backboard Extension:	4'
Pole:	4 1/2" galvanized steel post
Pole Burial Depth:	Approximately 4'
Warranty:	Lifetime
Assembly:	Installation required
Weight:	224.0 lbs.
Shipping Method:	Freight

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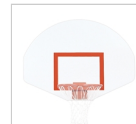
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2 ★	0
1 ★	0

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Slide Mountain Play System

★★★★★

[Write a review](#)**\$12,531.88**

Manufacturer's Price:

~~\$14,039.00~~

You Save: \$1,507.12 (11%)

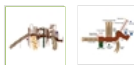
SKU: UTP-UPLAY-015

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Playset Color: **Natural**

Quantity:

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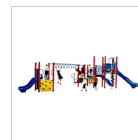
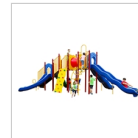
Description

	beanstalk climber, 6' rung climber & overhead ladder
Ground Level Events:	Bass/bongo drums, ship's wheel & rain wheel
Includes:	Ground spike surface mount
Warranty:	Upright posts: 10 years Metal parts: 5 years Plastic parts: 3 years Hardware & climber: 1 year
Other Info:	Meets ADA guidelines Compliant w/ ASTM & CSPC
Use Zone:	47' W x 37' L
Assembly:	Installation & assembly required
Weight:	2529.0 lbs.
Shipping Method:	Freight

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SportsPlay Equipment Inc
Modern Bipod Swing Set
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\$809.99 – \$2,438.99

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Quantity:

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Description

Kids are sure to stay safe and have fun on SportsPlay's Modern Bipod Swing Set. The durable 13-gauge steel frame has an arched top that will give your playground a contemporary look. Molded black rubber seats are cut-proof and won't tear or scratch, and galvanized welded chains withstand heavy use. Red powder coat paint on the top adds a burst of color.
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